

UPSTATE REGION UTILITY ALLOWANCE SCHEDULES

ABBEVILLE, ANDERSON, CHEROKEE, CHESTER, GREENVILLE, LANCASTER, LAURENS
OCONEE, PICKENS, SPARTANBURG, UNION, and YORK COUNTIES

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		No		Single Family House			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$33	\$39	\$44	\$50	\$55	\$60
	Bottled Gas	\$93	\$110	\$125	\$140	\$154	\$169
	Electric Resistance	\$33	\$39	\$46	\$52	\$59	\$66
	Electric Heat Pump	\$19	\$22	\$26	\$30	\$34	\$38
	Fuel Oil	\$73	\$86	\$98	\$110	\$122	\$133
Cooking	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$11	\$13	\$18	\$24	\$30	\$36
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric	Electric	\$30	\$35	\$49	\$63	\$77	\$91
Air Conditioning	Electric	\$7	\$8	\$18	\$29	\$39	\$50
Water Heating	Natural Gas	\$10	\$12	\$18	\$23	\$29	\$34
	Bottled Gas	\$30	\$36	\$52	\$68	\$83	\$99
	Electric	\$16	\$19	\$24	\$30	\$35	\$41
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		ENERGY STAR		Single Family House			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$27	\$32	\$36	\$41	\$45	\$49
	Bottled Gas	\$76	\$90	\$102	\$114	\$127	\$139
	Electric Resistance	\$27	\$32	\$37	\$42	\$48	\$54
	Electric Heat Pump	\$15	\$18	\$21	\$24	\$27	\$31
	Fuel Oil	\$60	\$71	\$80	\$90	\$100	\$109
Cooking	Natural Gas	\$3	\$4	\$5	\$7	\$8	\$10
	Bottled Gas	\$9	\$10	\$15	\$20	\$24	\$29
	Electric	\$4	\$5	\$8	\$10	\$12	\$15
	Other						
Other Electric	Electric	\$25	\$29	\$40	\$52	\$63	\$74
Air Conditioning	Electric	\$5	\$6	\$15	\$23	\$32	\$41
Water Heating	Natural Gas	\$9	\$10	\$15	\$19	\$24	\$28
	Bottled Gas	\$25	\$29	\$42	\$55	\$68	\$81
	Electric	\$13	\$16	\$20	\$24	\$29	\$33
	Fuel Oil	\$20	\$23	\$33	\$44	\$54	\$64
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		No		Single Family Attached			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$31	\$36	\$41	\$45	\$49	\$54
	Bottled Gas	\$86	\$102	\$114	\$126	\$139	\$151
	Electric Resistance	\$22	\$26	\$33	\$40	\$47	\$55
	Electric Heat Pump	\$16	\$19	\$22	\$25	\$29	\$32
	Fuel Oil	\$68	\$80	\$90	\$100	\$109	\$119
Cooking	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$11	\$13	\$18	\$24	\$30	\$36
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric	Electric	\$26	\$30	\$42	\$54	\$66	\$78
Air Conditioning	Electric	\$9	\$10	\$17	\$25	\$33	\$41
Water Heating	Natural Gas	\$10	\$12	\$18	\$23	\$29	\$34
	Bottled Gas	\$30	\$36	\$52	\$68	\$83	\$99
	Electric	\$16	\$19	\$24	\$30	\$35	\$40
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		ENERGY STAR		Single Family Attached			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$25	\$30	\$33	\$37	\$40	\$44
	Bottled Gas	\$71	\$83	\$94	\$104	\$114	\$124
	Electric Resistance	\$18	\$21	\$26	\$32	\$38	\$44
	Electric Heat Pump	\$13	\$15	\$18	\$20	\$23	\$26
	Fuel Oil	\$56	\$66	\$74	\$82	\$90	\$98
Cooking	Natural Gas	\$3	\$4	\$5	\$7	\$8	\$10
	Bottled Gas	\$9	\$10	\$15	\$20	\$24	\$29
	Electric	\$4	\$5	\$8	\$10	\$12	\$15
	Other						
Other Electric	Electric	\$21	\$25	\$35	\$44	\$54	\$64
Air Conditioning	Electric	\$7	\$8	\$14	\$20	\$26	\$33
Water Heating	Natural Gas	\$9	\$10	\$15	\$19	\$24	\$28
	Bottled Gas	\$25	\$29	\$42	\$55	\$68	\$81
	Electric	\$13	\$16	\$20	\$24	\$29	\$33
	Fuel Oil	\$20	\$23	\$33	\$44	\$54	\$64
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		No		Lowrise Apartment (2 - 4 units)			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$37	\$43	\$46	\$49	\$52	\$55
	Bottled Gas	\$103	\$121	\$129	\$137	\$146	\$154
	Electric Resistance	\$22	\$26	\$33	\$40	\$47	\$55
	Electric Heat Pump	\$17	\$20	\$23	\$27	\$30	\$34
	Fuel Oil	\$81	\$95	\$102	\$108	\$115	\$121
Cooking	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$11	\$13	\$18	\$24	\$30	\$36
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric	Electric	\$25	\$29	\$41	\$52	\$64	\$75
Air Conditioning	Electric	\$10	\$11	\$16	\$21	\$26	\$31
Water Heating	Natural Gas	\$10	\$12	\$18	\$23	\$29	\$34
	Bottled Gas	\$30	\$36	\$52	\$68	\$83	\$99
	Electric	\$16	\$19	\$24	\$30	\$35	\$40
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		ENERGY STAR		Lowrise Apartment (2 - 4 units)			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$30	\$35	\$38	\$40	\$42	\$45
	Bottled Gas	\$84	\$99	\$106	\$113	\$119	\$126
	Electric Resistance	\$18	\$21	\$26	\$32	\$38	\$44
	Electric Heat Pump	\$14	\$16	\$19	\$22	\$24	\$27
	Fuel Oil	\$66	\$78	\$83	\$89	\$94	\$99
Cooking	Natural Gas	\$3	\$4	\$5	\$7	\$8	\$10
	Bottled Gas	\$9	\$10	\$15	\$20	\$24	\$29
	Electric	\$4	\$5	\$8	\$10	\$12	\$15
	Other						
Other Electric	Electric	\$20	\$24	\$33	\$43	\$52	\$62
Air Conditioning	Electric	\$8	\$9	\$13	\$17	\$21	\$25
Water Heating	Natural Gas	\$9	\$10	\$15	\$19	\$24	\$28
	Bottled Gas	\$25	\$29	\$42	\$55	\$68	\$81
	Electric	\$13	\$16	\$20	\$24	\$29	\$33
	Fuel Oil	\$20	\$23	\$33	\$44	\$54	\$64
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		No		Larger Apartment Bldgs. (5+ units)			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$23	\$27	\$31	\$35	\$38	\$42
	Bottled Gas	\$65	\$77	\$87	\$98	\$108	\$119
	Electric Resistance	\$15	\$18	\$23	\$28	\$34	\$40
	Electric Heat Pump	\$13	\$15	\$18	\$20	\$23	\$26
	Fuel Oil	\$51	\$60	\$69	\$77	\$85	\$93
Cooking	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$11	\$13	\$18	\$24	\$30	\$36
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric	Electric	\$20	\$24	\$33	\$43	\$52	\$62
Air Conditioning	Electric	\$9	\$10	\$14	\$18	\$22	\$27
Water Heating	Natural Gas	\$8	\$10	\$14	\$19	\$23	\$27
	Bottled Gas	\$24	\$29	\$41	\$54	\$67	\$79
	Electric	\$13	\$15	\$19	\$24	\$28	\$32
	Fuel Oil	\$19	\$23	\$33	\$43	\$53	\$63
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		ENERGY STAR		Larger Apartment Bldgs. (5+ units)			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$19	\$22	\$25	\$29	\$32	\$35
	Bottled Gas	\$54	\$63	\$72	\$80	\$89	\$97
	Electric Resistance	\$12	\$14	\$19	\$23	\$28	\$32
	Electric Heat Pump	\$11	\$13	\$15	\$17	\$19	\$21
	Fuel Oil	\$42	\$50	\$56	\$63	\$70	\$77
Cooking	Natural Gas	\$3	\$4	\$5	\$7	\$8	\$10
	Bottled Gas	\$9	\$10	\$15	\$20	\$24	\$29
	Electric	\$4	\$5	\$8	\$10	\$12	\$15
	Other						
Other Electric	Electric	\$17	\$20	\$27	\$35	\$43	\$50
Air Conditioning	Electric	\$7	\$8	\$12	\$15	\$18	\$22
Water Heating	Natural Gas	\$7	\$8	\$12	\$15	\$19	\$23
	Bottled Gas	\$20	\$23	\$34	\$44	\$55	\$65
	Electric	\$11	\$12	\$16	\$19	\$23	\$26
	Fuel Oil	\$16	\$18	\$27	\$35	\$43	\$51
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Utility Allowance Schedule

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Green Discount		Unit Type			Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency Upstate Region South Carolina		N/A		Manufactured Homes			10/15/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$28	\$33	\$38	\$42	\$47	\$51
	Bottled Gas	\$79	\$93	\$106	\$119	\$131	\$144
	Electric Resistance	\$35	\$42	\$43	\$45	\$47	\$49
	Electric Heat Pump	\$16	\$19	\$22	\$25	\$29	\$32
	Fuel Oil	\$62	\$73	\$83	\$93	\$103	\$113
Cooking	Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	Bottled Gas	\$11	\$13	\$18	\$24	\$30	\$36
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other						
Other Electric	Electric	\$30	\$35	\$49	\$63	\$77	\$91
Air Conditioning	Electric	\$8	\$10	\$16	\$24	\$32	\$39
Water Heating	Natural Gas	\$10	\$12	\$18	\$23	\$29	\$34
	Bottled Gas	\$30	\$36	\$52	\$68	\$83	\$99
	Electric	\$16	\$19	\$24	\$30	\$35	\$41
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78
Water		\$26	\$27	\$38	\$55	\$76	\$100
Sewer		\$46	\$49	\$69	\$98	\$127	\$157
Trash Collection		\$20	\$20	\$20	\$20	\$20	\$20
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.