

2019 Income & Rent Limits
Effective 04/24/2019

County List

Note: Lines shaded in purple indicate reductions from 2018 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.

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.

Abbeville									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 49,500													
% 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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Aiken									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 62,800													
% 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	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	550	589	707	816	911
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	660	707	849	980	1,093
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Allendale									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 36,900													
% 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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Anderson									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 60,300													
% 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	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	528	566	678	784	875
50% HERA Special	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
60% Standard	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	634	679	814	941	1,050
60% HERA Special	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	669	717	861	993	1,108

Bamberg									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 44,900													
% 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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
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	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
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: 54,600									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	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650	472	506	607	702	783
50% HERA Special	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	493	528	633	732	817
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	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	592	634	760	879	981

Income Limits for Family Size									Rent Limits				
Median Income: 41,500									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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 77,900									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	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450	682	731	877	1,013	1,130
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	32,760	37,440	42,120	46,740	50,520	54,240	57,960	61,740	819	877	1,053	1,215	1,356
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 62,800									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	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	550	589	707	816	911
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	660	707	849	980	1,093
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 68,900									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	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	603	646	776	896	1,000
50% HERA Special	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300	627	671	806	931	1,038
60% Standard	28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	724	776	931	1,075	1,200
60% HERA Special	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760	753	806	967	1,117	1,246

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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: 62,000									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	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	531	569	683	789	881
50% HERA Special	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	557	597	717	828	923
60% Standard	25,500	29,160	32,820	36,420	39,360	42,300	45,180	48,120	637	683	820	947	1,057
60% HERA Special	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	669	717	861	993	1,108

Income Limits for Family Size									Rent Limits				
Median Income: 59,400									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	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	520	557	668	772	862
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	624	669	802	927	1,035
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 71,700									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	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350	627	672	807	932	1,040
50% HERA Special	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550	643	689	827	955	1,066
60% Standard	30,120	34,440	38,760	43,020	46,500	49,920	53,400	56,820	753	807	969	1,119	1,248
60% HERA Special	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260	772	827	993	1,146	1,279

Income Limits for Family Size									Rent Limits				
Median Income: 50,000									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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
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	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
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: 46,800									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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600	458	491	590	681	760
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	22,020	25,200	28,320	31,440	33,960	36,480	39,000	41,520	550	590	708	817	912

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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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 68,900									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	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	603	646	776	896	1,000
50% HERA Special	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300	627	671	806	931	1,038
60% Standard	28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	724	776	931	1,075	1,200
60% HERA Special	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760	753	806	967	1,117	1,246

Income Limits for Family Size									Rent Limits				
Median Income: 41,600									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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Income Limits for Family Size									Rent Limits				
Median Income: 41,600									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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758
50% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910
60% HERA Special	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150	466	499	598	691	772
50% HERA Special	18,850	21,550	24,250	26,900	29,100	31,250	33,400	35,550	471	505	606	700	781
60% Standard	22,380	25,560	28,740	31,920	34,500	37,080	39,600	42,180	559	599	718	830	927
60% HERA Special	22,620	25,860	29,100	32,280	34,920	37,500	40,080	42,660	565	606	727	840	937

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Newberry									Income Limits for Family Size					Rent Limits				
									Median Income: 52,500									
														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	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	460	492	591	682	761					
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	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	552	591	709	819	913					
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: 58,300									
														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	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846					
50% HERA Special	20,550	23,450	26,400	29,300	31,650	34,000	36,350	38,700	513	550	660	761	850					
60% Standard	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015					
60% HERA Special	24,660	28,140	31,680	35,160	37,980	40,800	43,620	46,440	616	660	792	914	1,020					

Orangeburg									Income Limits for Family Size					Rent Limits				
									Median Income: 46,900									
														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	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	458	491	588	680	758					
50% HERA Special	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	522	559	671	775	865					
60% Standard	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	550	589	706	816	910					
60% HERA Special	25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	627	671	805	930	1,038					

Pickens									Income Limits for Family Size					Rent Limits				
									Median Income: 71,700									
														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	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350	627	672	807	932	1,040					
50% HERA Special	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550	643	689	827	955	1,066					
60% Standard	30,120	34,440	38,760	43,020	46,500	49,920	53,400	56,820	753	807	969	1,119	1,248					
60% HERA Special	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260	772	827	993	1,146	1,279					

Richland									Income Limits for Family Size					Rent Limits				
									Median Income: 68,900									
														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	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500	603	646	776	896	1,000					
50% HERA Special	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300	627	671	806	931	1,038					
60% Standard	28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600	724	776	931	1,075	1,200					
60% HERA Special	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760	753	806	967	1,117	1,246					

2019 Income & Rent Limits
Effective 04/24/2019

County List

Note: Lines shaded in purple indicate reductions from 2018 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.

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: 79,000								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
50% Standard	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150	691	740	888	1,027	1,146
50% HERA Special	27,700	31,650	35,600	39,550	42,750	45,900	49,050	52,250	692	741	890	1,028	1,147
60% Standard	33,180	37,920	42,660	47,400	51,240	55,020	58,800	62,580	829	888	1,066	1,233	1,375
60% HERA Special	33,240	37,980	42,720	47,460	51,300	55,080	58,860	62,700	831	890	1,068	1,234	1,377