

----- FY2026 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Augusta-Richmond County, GA-SC HUD Metro FMR Area								
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
VERY LOW INCOME	31650	36200	40700	45200	48850	52450	56050	59700
60% LIMITS	37980	43440	48840	54240	58620	62940	67260	71640
LOW INCOME	50650	57850	65100	72300	78100	83900	89700	95450
Charleston-North Charleston, SC MSA								
30% LIMITS	24700	28200	31750	35250	38100	40900	43750	46550
VERY LOW INCOME	41150	47000	52900	58750	63450	68150	72850	77550
60% LIMITS	49380	56400	63480	70500	76140	81780	87420	93060
LOW INCOME	65800	75200	84600	94000	101550	109050	116600	124100
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area								
30% LIMITS	24650	28200	31700	35200	38050	40850	43650	46500
VERY LOW INCOME	41100	47000	52850	58700	63400	68100	72800	77500
60% LIMITS	49320	56400	63420	70440	76080	81720	87360	93000
LOW INCOME	65750	75150	84550	93900	101450	108950	116450	123950
Chester County, SC HUD Metro FMR Area								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Lancaster County, SC HUD Metro FMR Area								
30% LIMITS	21550	24600	27700	30750	33250	35700	38150	40600
VERY LOW INCOME	35900	41000	46100	51250	55350	59450	63550	67650
60% LIMITS	43080	49200	55320	61500	66420	71340	76260	81180
LOW INCOME	57400	65600	73800	82000	88600	95150	101650	108250
Columbia, SC HUD Metro FMR Area								
30% LIMITS	19400	22200	24950	27700	29950	32150	34350	36600
VERY LOW INCOME	32350	37000	41600	46200	49900	53600	57300	61000
60% LIMITS	38820	44400	49920	55440	59880	64320	68760	73200
LOW INCOME	51750	59150	66550	73900	79850	85750	91650	97550
Kershaw County, SC HUD Metro FMR Area								
30% LIMITS	19500	22300	25100	27850	30100	32350	34550	36800
VERY LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250
60% LIMITS	39000	44580	50160	55680	60180	64620	69060	73500
LOW INCOME	51950	59400	66800	74250	80150	86100	92050	98000
Florence, SC HUD Metro FMR Area								
30% LIMITS	16700	19050	21450	23800	25750	27650	29550	31450
VERY LOW INCOME	27800	31750	35700	39650	42850	46000	49200	52350
60% LIMITS	33360	38100	42840	47580	51420	55200	59040	62820
LOW INCOME	44450	50800	57150	63450	68550	73650	78700	83800

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Darlington County, SC HUD Metro FMR Area								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Anderson, SC HUD Metro FMR Area								
30% LIMITS	20000	22850	25700	28550	30850	33150	35450	37700
VERY LOW INCOME	33300	38050	42800	47550	51400	55200	59000	62800
60% LIMITS	39960	45660	51360	57060	61680	66240	70800	75360
LOW INCOME	53300	60900	68500	76100	82200	88300	94400	100500
Greenville-Mauldin-Easley, SC HUD Metro FMR Area								
30% LIMITS	22350	25550	28750	31900	34500	37050	39600	42150
VERY LOW INCOME	37200	42550	47850	53150	57450	61700	65950	70200
60% LIMITS	44640	51060	57420	63780	68940	74040	79140	84240
LOW INCOME	59550	68050	76550	85050	91900	98700	105500	112300
Laurens County, SC HUD Metro FMR Area								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Beaufort County, SC HUD Metro FMR Area								
30% LIMITS	23750	27150	30550	33900	36650	39350	42050	44750
VERY LOW INCOME	39550	45200	50850	56500	61050	65550	70100	74600
60% LIMITS	47460	54240	61020	67800	73260	78660	84120	89520
LOW INCOME	63300	72350	81400	90400	97650	104900	112100	119350
Jasper County, SC HUD Metro FMR Area								
30% LIMITS	17600	20100	22600	25100	27150	29150	31150	33150
VERY LOW INCOME	29250	33400	37600	41800	45150	48500	51800	55150
60% LIMITS	35100	40080	45120	50160	54180	58200	62160	66180
LOW INCOME	46800	53500	60200	66850	72200	77550	82900	88250
Myrtle Beach-North Myrtle Beach-Conway, SC HUD Metro FMR Area								
30% LIMITS	18100	20650	23250	25800	27900	29950	32000	34100
VERY LOW INCOME	30100	34400	38700	43000	46450	49900	53350	56800
60% LIMITS	36120	41280	46440	51600	55740	59880	64020	68160
LOW INCOME	48200	55050	61950	68800	74350	79850	85350	90850
Spartanburg, SC HUD Metro FMR Area								
30% LIMITS	19000	21700	24400	27100	29300	31450	33650	35800
VERY LOW INCOME	31600	36100	40600	45150	48750	52400	56000	59600
60% LIMITS	37920	43320	48720	54180	58500	62880	67200	71520
LOW INCOME	50600	57800	65050	72250	78050	83850	89600	95400

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Union County, SC HUD Metro FMR Area								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Sumter, SC MSA								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Abbeville County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Allendale County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Bamberg County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Barnwell County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Cherokee County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
Chesterfield County, SC								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Clarendon County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Colleton County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Dillon County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Georgetown County, SC</b>								
30% LIMITS	18000	20600	23150	25700	27800	29850	31900	33950
VERY LOW INCOME	30000	34250	38550	42800	46250	49650	53100	56500
60% LIMITS	36000	41100	46260	51360	55500	59580	63720	67800
LOW INCOME	47950	54800	61650	68500	74000	79500	84950	90450
<b>Greenwood County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Hampton County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Lee County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>McCormick County, SC</b>								
30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
VERY LOW INCOME	29350	33550	37750	41900	45300	48650	52000	55350
60% LIMITS	35220	40260	45300	50280	54360	58380	62400	66420
LOW INCOME	46950	53650	60350	67050	72450	77800	83150	88550

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Marion County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Marlboro County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Newberry County, SC</b>								
30% LIMITS	16600	18950	21300	23650	25550	27450	29350	31250
VERY LOW INCOME	27650	31600	35550	39450	42650	45800	48950	52100
60% LIMITS	33180	37920	42660	47340	51180	54960	58740	62520
LOW INCOME	44200	50500	56800	63100	68150	73200	78250	83300
<b>Oconee County, SC</b>								
30% LIMITS	18700	21350	24000	26650	28800	30950	33050	35200
VERY LOW INCOME	31100	35550	40000	44450	48050	51600	55150	58700
60% LIMITS	37320	42660	48000	53340	57660	61920	66180	70440
LOW INCOME	49800	56900	64000	71100	76800	82500	88200	93900
<b>Orangeburg County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850
<b>Williamsburg County, SC</b>								
30% LIMITS	15700	17950	20200	22400	24200	26000	27800	29600
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
60% LIMITS	31380	35820	40320	44760	48360	51960	55560	59100
LOW INCOME	41800	47800	53750	59700	64500	69300	74050	78850

Effective: June 1, 2026