

Income and Rent Limits Report

Program and Location Information

Affordable Housing Program	IRC Section 42 Low Income Housing Tax Credit (LIHTC)
Year	2026 (On or after 05-01-2026)
State	SC
County	Cherokee County
MSA	Cherokee County, SC
Rent Calculation Based on	Nonmetro
Persons/Bedroom	1.5 Person/Bedroom
4 Person AMI	\$73,100
HUD Published 50% National Non-Metropolitan Median Income	\$42,350
Held Harmless	You have indicated that your project was placed in service on or after 04-01-2025 but prior to 05-01-2026 and is therefore eligible to have its income and rent limit held harmless beginning with the 2025 limits.
Placed in Service Date	2025 (On or after 04-01-2025 but prior to 05-01-2026)
Rent Floor Election	2025 (On or after 04-01-2025 but prior to 05-01-2026)

Income Limits for 2026

Persons	60%	20%	50%	140% Next Available Unit Rule
1 Persons	\$35,580	\$11,860	\$29,650	\$49,812
2 Persons	\$40,680	\$13,560	\$33,900	\$56,952
3 Persons	\$45,780	\$15,260	\$38,150	\$64,092
4 Persons	\$50,820	\$16,940	\$42,350	\$71,148
5 Persons	\$54,900	\$18,300	\$45,750	\$76,860
6 Persons	\$58,980	\$19,660	\$49,150	\$82,572
7 Persons	\$63,060	\$21,020	\$52,550	\$88,284
8 Persons	\$67,140	\$22,380	\$55,950	\$93,996
9 Persons	\$71,160	\$23,720	\$59,300	\$99,624
10 Persons	\$75,240	\$25,080	\$62,700	\$105,336
11 Persons	\$79,260	\$26,420	\$66,050	\$110,964
12 Persons	\$83,340	\$27,780	\$69,450	\$116,676

Based on 2026 NONMETRO Income

Rent Limits for 2026

Bedrooms (People)	60%	20%	50%	FMR
1 Bedroom (1.5)	\$953	\$317	\$794	\$795
2 Bedrooms (3)	\$1,144	\$381	\$953	\$902
3 Bedrooms (4.5)	\$1,321	\$440	\$1,101	\$1,135

Based on 2026 NONMETRO Income