

U.S. DEPARTMENT OF HUD 11/16/2011
STATE:SOUTH CAROLINA

		----- 2012 ADJUSTED HOME INCOME LIMITS -----							
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Anderson, SC MSA									
30% LIMITS		11800	13500	15200	16850	18200	19550	20900	22250
VERY LOW INCOME		19650	22450	25250	28050	30300	32550	34800	37050
60% LIMITS		23580	26940	30300	33660	36360	39060	41760	44460
LOW INCOME		31450	35950	40450	44900	48500	52100	55700	59300
Augusta-Richmond County, GA-SC MSA									
30% LIMITS		12150	13900	15650	17350	18750	20150	21550	22950
VERY LOW INCOME		20300	23200	26100	28950	31300	33600	35900	38250
60% LIMITS		24360	27840	31320	34740	37560	40320	43080	45900
LOW INCOME		32450	37050	41700	46300	50050	53750	57450	61150
Charleston-North Charleston-Summerville, SC MSA									
30% LIMITS		13250	15150	17050	18900	20450	21950	23450	24950
VERY LOW INCOME		22050	25200	28350	31500	34050	36550	39100	41600
60% LIMITS		26460	30240	34020	37800	40860	43860	46920	49920
LOW INCOME		35300	40350	45400	50400	54450	58500	62500	66550
Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area									
30% LIMITS		14400	16450	18500	20550	22200	23850	25500	27150
VERY LOW INCOME		24000	27400	30850	34250	37000	39750	42500	45250
60% LIMITS		28800	32880	37020	41100	44400	47700	51000	54300
LOW INCOME		38400	43850	49350	54800	59200	63600	68000	72350
Columbia, SC HUD Metro FMR Area									
30% LIMITS		13550	15500	17450	19350	20900	22450	24000	25550
VERY LOW INCOME		22600	25800	29050	32250	34850	37450	40000	42600
60% LIMITS		27120	30960	34860	38700	41820	44940	48000	51120
LOW INCOME		36150	41300	46450	51600	55750	59900	64000	68150
Kershaw County, SC HUD Metro FMR Area									
30% LIMITS		11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME		19900	22750	25600	28400	30700	32950	35250	37500
60% LIMITS		23880	27300	30720	34080	36840	39540	42300	45000
LOW INCOME		31850	36400	40950	45450	49100	52750	56400	60000
Florence, SC HUD Metro FMR Area									
30% LIMITS		10900	12450	14000	15550	16800	18050	19300	20550
VERY LOW INCOME		18150	20750	23350	25900	28000	30050	32150	34200
60% LIMITS		21780	24900	28020	31080	33600	36060	38580	41040
LOW INCOME		29050	33200	37350	41450	44800	48100	51400	54750

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Darlington County, SC HUD Metro FMR Area	30% LIMITS	10500	12000	13500	15000	16200	17400	18600	19800
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	60% LIMITS	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
Greenville-Mauldin-Easley, SC MSA	30% LIMITS	12400	14200	15950	17700	19150	20550	21950	23400
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	60% LIMITS	24780	28320	31860	35400	38280	41100	43920	46740
	LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
Laurens County, SC HUD Metro FMR Area	30% LIMITS	10400	11850	13350	14800	16000	17200	18400	19550
	VERY LOW INCOME	17300	19750	22200	24650	26650	28600	30600	32550
	60% LIMITS	20760	23700	26640	29580	31980	34320	36720	39060
	LOW INCOME	27650	31600	35550	39450	42650	45800	48950	52100
Myrtle Beach-North Myrtle Beach-Conway, SC MSA	30% LIMITS	11550	13200	14850	16500	17850	19150	20500	21800
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	60% LIMITS	23100	26400	29700	33000	35640	38280	40920	43560
	LOW INCOME	30800	35200	39600	44000	47550	51050	54600	58100
Spartanburg, SC MSA	30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
	LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Sumter, SC MSA	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Abbeville County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050

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Allendale County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Bamberg County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Barnwell County, SC	30% LIMITS	10600	12100	13600	15100	16350	17550	18750	19950
	VERY LOW INCOME	17650	20150	22650	25150	27200	29200	31200	33200
	60% LIMITS	21180	24180	27180	30180	32640	35040	37440	39840
	LOW INCOME	28200	32200	36250	40250	43500	46700	49950	53150
Beaufort County, SC	30% LIMITS	14700	16800	18900	20950	22650	24350	26000	27700
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	60% LIMITS	29340	33540	37740	41880	45240	48600	51960	55320
	LOW INCOME	39100	44700	50300	55850	60350	64800	69300	73750
Cherokee County, SC	30% LIMITS	10350	11800	13300	14750	15950	17150	18300	19500
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	60% LIMITS	20640	23580	26520	29460	31860	34200	36540	38940
	LOW INCOME	27550	31450	35400	39300	42450	45600	48750	51900
Chester County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Chesterfield County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050

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Clarendon County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Colleton County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Dillon County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Georgetown County, SC	30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	60% LIMITS	24240	27660	31140	34560	37380	40140	42900	45660
	LOW INCOME	32300	36900	41500	46100	49800	53500	57200	60900
Greenwood County, SC	30% LIMITS	11200	12800	14400	15950	17250	18550	19800	21100
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	60% LIMITS	22380	25560	28740	31920	34500	37080	39600	42180
	LOW INCOME	29800	34050	38300	42550	46000	49400	52800	56200
Hampton County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Jasper County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050

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Lancaster County, SC	30% LIMITS	10700	12200	13750	15250	16500	17700	18950	20150
	VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
	60% LIMITS	21420	24480	27540	30540	33000	35460	37920	40320
	LOW INCOME	28500	32600	36650	40700	44000	47250	50500	53750
Lee County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
McCormick County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Marion County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Marlboro County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Newberry County, SC	30% LIMITS	11050	12600	14200	15750	17050	18300	19550	20800
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	60% LIMITS	22080	25200	28380	31500	34020	36540	39060	41580
	LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
Oconee County, SC	30% LIMITS	10350	11800	13300	14750	15950	17150	18300	19500
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	60% LIMITS	20700	23640	26580	29520	31920	34260	36660	39000
	LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950

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Orangeburg County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Union County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
Williamsburg County, SC	30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	60% LIMITS	20340	23220	26100	28980	31320	33660	35940	38280
	LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050