

<b>2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE</b>								
<b>ABBEVILLE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>** 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE</b>								
<b>ABBEVILLE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>** 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE</b>								
<b>ABBEVILLE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2019 FAIR MARKET RENTS BY UNIT SIZE</b>					
<b>ABBEVILLE COUNTY</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$520	\$688	\$995	\$1,208

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
AIKEN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	52,800	60,360	67,920	75,360	81,480	87,480	93,480	99,480
<b>100% of AMI</b>	<b>44,000</b>	<b>50,300</b>	<b>56,600</b>	<b>62,800</b>	<b>67,900</b>	<b>72,900</b>	<b>77,900</b>	<b>82,900</b>
80% of AMI	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350
50% of AMI	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450
30% of AMI	13,200	16,910	21,330	25,750	30,170	34,590	38,950	41,450

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
AIKEN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	158,400	181,080	203,760	226,080	244,440	262,440	280,440	298,440
100% of AMI	132,000	150,900	169,800	188,400	203,700	218,700	233,700	248,700
80% of AMI	105,600	120,600	135,750	150,750	162,900	174,900	187,050	199,050
50% of AMI	66,000	75,450	84,900	94,200	101,850	109,350	116,850	124,350
30% of AMI	39,600	50,730	63,990	77,250	90,510	103,770	116,850	124,350

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
AIKEN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,320	1,509	1,698	1,884	2,037	2,187	2,337	2,487
100% of AMI	1,100	1,258	1,415	1,570	1,698	1,823	1,948	2,073
80% of AMI	880	1,005	1,131	1,256	1,358	1,458	1,559	1,659
50% of AMI	550	629	708	785	849	911	974	1,036
30% of AMI	330	423	533	644	754	865	974	1,036

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
AIKEN COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$691	\$697	\$836	\$1,142	\$1,468

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
ALLEDALE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
ALLEDALE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
ALLEDALE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
ALLEDALE COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$519	\$521	\$689	\$928	\$931

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
ANDERSON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	50,760	57,960	65,160	72,360	78,240	84,000	89,760	95,520
<b>100% of AMI</b>	<b>42,300</b>	<b>48,300</b>	<b>54,300</b>	<b>60,300</b>	<b>65,200</b>	<b>70,000</b>	<b>74,800</b>	<b>79,600</b>
80% of AMI	33,800	38,600	43,450	48,250	52,150	56,000	58,950	63,700
50% of AMI	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800
30% of AMI	12,700	16,910	21,330	25,750	30,170	34,590	37,400	39,800

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
ANDERSON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	152,280	173,880	195,480	217,080	234,720	252,000	269,280	286,560
100% of AMI	126,900	144,900	162,900	180,900	195,600	210,000	224,400	238,800
80% of AMI	101,400	115,800	130,350	144,750	156,450	168,000	176,850	191,100
50% of AMI	63,450	72,450	81,450	90,450	97,800	105,000	112,200	119,400
30% of AMI	38,100	50,730	63,990	77,250	90,510	103,770	112,200	119,400

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
ANDERSON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,269	1,449	1,629	1,809	1,956	2,100	2,244	2,388
100% of AMI	1,058	1,208	1,358	1,508	1,630	1,750	1,870	1,990
80% of AMI	845	965	1,086	1,206	1,304	1,400	1,474	1,593
50% of AMI	529	604	679	754	815	875	935	995
30% of AMI	318	423	533	644	754	865	935	995

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
ANDERSON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$567	\$614	\$765	\$1,019	\$1,210

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
BAMBERG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
BAMBERG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
BAMBERG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
BAMBERG COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$558	\$560	\$741	\$928	\$1,002

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
BARNWELL COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
BARNWELL COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
BARNWELL COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
BARNWELL COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$595	\$688	\$862	\$972

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE BEAUFORT COUNTY								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	66,720	76,320	85,800	95,280	102,960	110,640	118,200	125,880
<b>100% of AMI</b>	<b>55,600</b>	<b>63,600</b>	<b>71,500</b>	<b>79,400</b>	<b>85,800</b>	<b>92,200</b>	<b>98,500</b>	<b>104,900</b>
80% of AMI	44,450	50,800	57,150	63,500	68,600	73,700	78,750	83,850
50% of AMI	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450
30% of AMI	16,700	19,050	21,450	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE BEAUFORT COUNTY								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	200,160	228,960	257,400	285,840	308,880	331,920	354,600	377,640
100% of AMI	166,800	190,800	214,500	238,200	257,400	276,600	295,500	314,700
80% of AMI	133,350	152,400	171,450	190,500	205,800	221,100	236,250	251,550
50% of AMI	83,400	95,400	107,250	119,100	128,700	138,300	147,750	157,350
30% of AMI	50,100	57,150	64,350	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE BEAUFORT COUNTY								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,668	1,908	2,145	2,382	2,574	2,766	2,955	3,147
100% of AMI	1,390	1,590	1,788	1,985	2,145	2,305	2,463	2,623
80% of AMI	1,111	1,270	1,429	1,588	1,715	1,843	1,969	2,096
50% of AMI	695	795	894	993	1,073	1,153	1,231	1,311
30% of AMI	418	476	536	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

2016 FAIR MARKET RENTS BY UNIT SIZE BEAUFORT COUNTY					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$886	\$998	\$1,142	\$1,505	\$2,006

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

<b>2019-20 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE BERKELEY, CHARLESTON, DORCHESTER COUNTIES</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	65,520	74,880	84,240	93,480	101,040	108,480	115,920	123,480
<b>100% of AMI</b>	<b>54,600</b>	<b>62,400</b>	<b>70,200</b>	<b>77,900</b>	<b>84,200</b>	<b>90,400</b>	<b>96,600</b>	<b>102,900</b>
80% of AMI	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
50% of AMI	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450
30% of AMI	16,350	18,700	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>** 2019-20 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE BERKELEY, CHARLESTON, DORCHESTER COUNTIES</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	196,560	224,640	252,720	280,440	303,120	325,440	347,760	370,440
100% of AMI	163,800	187,200	210,600	233,700	252,600	271,200	289,800	308,700
80% of AMI	130,950	149,550	168,300	186,900	201,900	216,900	231,900	246,750
50% of AMI	81,900	93,600	105,300	116,850	126,300	135,600	144,900	154,350
30% of AMI	49,050	56,100	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>** 2019-20 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE BERKELEY, CHARLESTON, DORCHESTER COUNTIES</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,638	1,872	2,106	2,337	2,526	2,712	2,898	3,087
100% of AMI	1,365	1,560	1,755	1,948	2,105	2,260	2,415	2,573
80% of AMI	1,091	1,246	1,403	1,558	1,683	1,808	1,933	2,056
50% of AMI	683	780	878	974	1,053	1,130	1,208	1,286
30% of AMI	409	468	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2019-20 FAIR MARKET RENTS BY UNIT SIZE BERKELEY, CHARLESTON, DORCHESTER COUNTIES</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$818	\$967	\$1,118	\$1,479	\$1,938
HOME Rent (50% AMI)	\$682	\$731	\$877	\$1,013	\$1,130
HOME Rent (65% AMI)	\$868	\$931	\$1,118	\$1,284	\$1,413

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
CALHOUN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	57,960	66,240	74,520	82,680	89,400	96,000	102,600	109,200
<b>100% of AMI</b>	<b>48,300</b>	<b>55,200</b>	<b>62,100</b>	<b>68,900</b>	<b>74,500</b>	<b>80,000</b>	<b>85,500</b>	<b>91,000</b>
80% of AMI	38,600	44,100	49,600	55,100	59,550	63,950	68,350	72,750
50% of AMI	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
30% of AMI	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
CALHOUN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	173,880	198,720	223,560	248,040	268,200	288,000	307,800	327,600
100% of AMI	144,900	165,600	186,300	206,700	223,500	240,000	256,500	273,000
80% of AMI	115,800	132,300	148,800	165,300	178,650	191,850	205,050	218,250
50% of AMI	72,450	82,800	93,150	103,350	111,750	120,000	128,250	136,500
30% of AMI	43,500	50,730	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
CALHOUN COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,449	1,656	1,863	2,067	2,235	2,400	2,565	2,730
100% of AMI	1,208	1,380	1,553	1,723	1,863	2,000	2,138	2,275
80% of AMI	965	1,103	1,240	1,378	1,489	1,599	1,709	1,819
50% of AMI	604	690	776	861	931	1,000	1,069	1,138
30% of AMI	363	423	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
CALHOUN COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$671	\$838	\$959	\$1,255	\$1,571

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
CHEROKEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
CHEROKEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
CHEROKEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
CHEROKEE COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$455	\$531	\$702	\$880	\$1,074

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
CHESTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
CHESTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
CHESTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
CHESTER COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$526	\$529	\$700	\$941	\$1,072

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
CHESTERFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
CHESTERFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
CHESTERFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
CHESTERFIELD COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$601	\$688	\$907	\$952

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
CLARENDON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
CLARENDON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
CLARENDON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
CLARENDON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$577	\$688	\$975	\$1,089

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

<b>2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE COLLETON COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>** MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE COLLETON COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>** MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE COLLETON COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2019 FAIR MARKET RENTS BY UNIT SIZE COLLETON COUNTY</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$560	\$646	\$744	\$963	\$1,006

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
DARLINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	45,360	51,840	58,320	64,800	70,080	75,240	80,400	85,560
<b>100% of AMI</b>	<b>37,800</b>	<b>43,200</b>	<b>48,600</b>	<b>54,000</b>	<b>58,400</b>	<b>62,700</b>	<b>67,000</b>	<b>71,300</b>
80% of AMI	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
50% of AMI	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650
30% of AMI	12,490	16,910	21,330	25,750	29,200	31,350	33,500	35,650

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
DARLINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	136,080	155,520	174,960	194,400	210,240	225,720	241,200	256,680
100% of AMI	113,400	129,600	145,800	162,000	175,200	188,100	201,000	213,900
80% of AMI	90,750	103,800	116,700	129,600	140,100	150,450	160,800	171,150
50% of AMI	56,700	64,800	72,900	81,000	87,600	94,050	100,500	106,950
30% of AMI	37,470	50,730	63,990	77,250	87,600	94,050	100,500	106,950

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
DARLINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,134	1,296	1,458	1,620	1,752	1,881	2,010	2,139
100% of AMI	945	1,080	1,215	1,350	1,460	1,568	1,675	1,783
80% of AMI	756	865	973	1,080	1,168	1,254	1,340	1,426
50% of AMI	473	540	608	675	730	784	838	891
30% of AMI	312	423	533	644	730	784	838	891

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
DARLINGTON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$491	\$586	\$688	\$898	\$952

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
DILLON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
DILLON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
DILLON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
DILLON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$592	\$688	\$892	\$972

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
EDGEFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	52,800	60,360	67,920	75,360	81,480	87,480	93,480	99,480
<b>100% of AMI</b>	<b>44,000</b>	<b>50,300</b>	<b>56,600</b>	<b>62,800</b>	<b>67,900</b>	<b>72,900</b>	<b>77,900</b>	<b>82,900</b>
80% of AMI	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350
50% of AMI	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450
30% of AMI	13,200	16,910	21,330	25,750	30,170	34,590	38,950	41,450

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
EDGEFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	158,400	181,080	203,760	226,080	244,440	262,440	280,440	298,440
100% of AMI	132,000	150,900	169,800	188,400	203,700	218,700	233,700	248,700
80% of AMI	105,600	120,600	135,750	150,750	162,900	174,900	187,050	199,050
50% of AMI	66,000	75,450	84,900	94,200	101,850	109,350	116,850	124,350
30% of AMI	39,600	50,730	63,990	77,250	90,510	103,770	116,850	124,350

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
EDGEFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,320	1,509	1,698	1,884	2,037	2,187	2,337	2,487
100% of AMI	1,100	1,258	1,415	1,570	1,698	1,823	1,948	2,073
80% of AMI	880	1,005	1,131	1,256	1,358	1,458	1,559	1,659
50% of AMI	550	629	708	785	849	911	974	1,036
30% of AMI	330	423	533	644	754	865	974	1,036

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
EDGEFIELD COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$691	\$697	\$836	\$1,142	\$1,468

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
FAIRFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	57,960	66,240	74,520	82,680	89,400	96,000	102,600	109,200
<b>100% of AMI</b>	<b>48,300</b>	<b>55,200</b>	<b>62,100</b>	<b>68,900</b>	<b>74,500</b>	<b>80,000</b>	<b>85,500</b>	<b>91,000</b>
80% of AMI	38,600	44,100	49,600	55,100	59,550	63,950	68,350	72,750
50% of AMI	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
30% of AMI	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
FAIRFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	173,880	198,720	223,560	248,040	268,200	288,000	307,800	327,600
100% of AMI	144,900	165,600	186,300	206,700	223,500	240,000	256,500	273,000
80% of AMI	115,800	132,300	148,800	165,300	178,650	191,850	205,050	218,250
50% of AMI	72,450	82,800	93,150	103,350	111,750	120,000	128,250	136,500
30% of AMI	43,500	50,730	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
FAIRFIELD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,449	1,656	1,863	2,067	2,235	2,400	2,565	2,730
100% of AMI	1,208	1,380	1,553	1,723	1,863	2,000	2,138	2,275
80% of AMI	965	1,103	1,240	1,378	1,489	1,599	1,709	1,819
50% of AMI	604	690	776	861	931	1,000	1,069	1,138
30% of AMI	363	423	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
FAIRFIELD COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$671	\$838	\$959	\$1,255	\$1,571

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
FLORENCE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240
<b>100% of AMI</b>	<b>42,500</b>	<b>48,600</b>	<b>54,700</b>	<b>60,700</b>	<b>65,600</b>	<b>70,500</b>	<b>75,300</b>	<b>80,200</b>
80% of AMI	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100
50% of AMI	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100
30% of AMI	12,750	16,910	21,330	25,750	30,170	34,590	37,650	40,100

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
FLORENCE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	153,000	174,960	196,920	218,520	236,160	253,800	271,080	288,720
100% of AMI	127,500	145,800	164,100	182,100	196,800	211,500	225,900	240,600
80% of AMI	102,000	116,550	131,100	145,650	157,350	169,050	180,750	192,300
50% of AMI	63,750	72,900	82,050	91,050	98,400	105,750	112,950	120,300
30% of AMI	38,250	50,730	63,990	77,250	90,510	103,770	112,950	120,300

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
FLORENCE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,275	1,458	1,641	1,821	1,968	2,115	2,259	2,406
100% of AMI	1,063	1,215	1,368	1,518	1,640	1,763	1,883	2,005
80% of AMI	850	971	1,093	1,214	1,311	1,409	1,506	1,603
50% of AMI	531	608	684	759	820	881	941	1,003
30% of AMI	319	423	533	644	754	865	941	1,003

\*\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
FLORENCE COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$601	\$605	\$779	\$986	\$1,117

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

<b>2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE GEORGETOWN COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	49,920	57,120	64,200	71,280	77,040	82,800	88,440	94,200
<b>100% of AMI</b>	<b>41,600</b>	<b>47,600</b>	<b>53,500</b>	<b>59,400</b>	<b>64,200</b>	<b>69,000</b>	<b>73,700</b>	<b>78,500</b>
80% of AMI	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
50% of AMI	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250
30% of AMI	12,500	16,910	21,330	25,750	30,170	34,500	36,850	39,250

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>**2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE GEORGETOWN COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	149,760	171,360	192,600	213,840	231,120	248,400	265,320	282,600
100% of AMI	124,800	142,800	160,500	178,200	192,600	207,000	221,100	235,500
80% of AMI	99,750	114,000	128,250	142,500	153,900	165,300	176,700	188,100
50% of AMI	62,400	71,400	80,250	89,100	96,300	103,500	110,550	117,750
30% of AMI	37,500	50,730	63,990	77,250	90,510	103,500	110,550	117,750

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>**2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE GEORGETOWN COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,248	1,428	1,605	1,782	1,926	2,070	2,211	2,355
100% of AMI	1,040	1,190	1,338	1,485	1,605	1,725	1,843	1,963
80% of AMI	831	950	1,069	1,188	1,283	1,378	1,473	1,568
50% of AMI	520	595	669	743	803	863	921	981
30% of AMI	313	423	533	644	754	863	921	981

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2016 FAIR MARKET RENTS BY UNIT SIZE GEORGETOWN COUNTY</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$604	\$606	\$802	\$1,160	\$1,186

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
GREENVILLE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	60,240	68,880	77,520	86,040	93,000	99,840	106,800	113,640
<b>100% of AMI</b>	<b>50,200</b>	<b>57,400</b>	<b>64,600</b>	<b>71,700</b>	<b>77,500</b>	<b>83,200</b>	<b>89,000</b>	<b>94,700</b>
80% of AMI	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
50% of AMI	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350
30% of AMI	15,050	17,200	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
GREENVILLE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	180,720	206,640	232,560	258,120	279,000	299,520	320,400	340,920
100% of AMI	150,600	172,200	193,800	215,100	232,500	249,600	267,000	284,100
80% of AMI	120,450	137,700	154,950	172,050	185,850	199,650	213,450	227,250
50% of AMI	75,300	86,100	96,900	107,550	116,250	124,800	133,500	142,050
30% of AMI	45,150	51,600	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
GREENVILLE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,506	1,722	1,938	2,151	2,325	2,496	2,670	2,841
100% of AMI	1,255	1,435	1,615	1,793	1,938	2,080	2,225	2,368
80% of AMI	1,004	1,148	1,291	1,434	1,549	1,664	1,779	1,894
50% of AMI	628	718	808	896	969	1,040	1,113	1,184
30% of AMI	376	430	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
GREENVILLE COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$631	\$755	\$865	\$1,160	\$1,386

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
GREENWOOD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,760	51,120	57,480	63,840	69,000	74,160	79,200	84,360
<b>100% of AMI</b>	<b>37,300</b>	<b>42,600</b>	<b>47,900</b>	<b>53,200</b>	<b>57,500</b>	<b>61,800</b>	<b>66,000</b>	<b>70,300</b>
80% of AMI	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200
50% of AMI	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150
30% of AMI	12,490	16,910	21,330	25,750	28,750	30,900	33,000	35,150

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
GREENWOOD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	134,280	153,360	172,440	191,520	207,000	222,480	237,600	253,080
100% of AMI	111,900	127,800	143,700	159,600	172,500	185,400	198,000	210,900
80% of AMI	89,400	102,150	114,900	127,650	138,000	148,200	158,400	168,600
50% of AMI	55,950	63,900	71,850	79,800	86,250	92,700	99,000	105,450
30% of AMI	37,470	50,730	63,990	77,250	86,250	92,700	99,000	105,450

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
GREENWOOD COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,119	1,278	1,437	1,596	1,725	1,854	1,980	2,109
100% of AMI	933	1,065	1,198	1,330	1,438	1,545	1,650	1,758
80% of AMI	745	851	958	1,064	1,150	1,235	1,320	1,405
50% of AMI	466	533	599	665	719	773	825	879
30% of AMI	312	423	533	644	719	773	825	879

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
GREENWOOD COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$530	\$577	\$703	\$947	\$950

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
HAMPTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
HAMPTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
HAMPTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
HAMPTON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$520	\$688	\$934	\$1,028

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
HORRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	51,480	58,800	66,120	73,440	79,320	85,200	91,080	96,960
<b>100% of AMI</b>	<b>42,900</b>	<b>49,000</b>	<b>55,100</b>	<b>61,200</b>	<b>66,100</b>	<b>71,000</b>	<b>75,900</b>	<b>80,800</b>
80% of AMI	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,650
50% of AMI	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400
30% of AMI	12,850	16,910	21,330	25,750	30,170	34,590	37,950	40,400

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
HORRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	154,440	176,400	198,360	220,320	237,960	255,600	273,240	290,880
100% of AMI	128,700	147,000	165,300	183,600	198,300	213,000	227,700	242,400
80% of AMI	102,900	117,600	132,300	146,850	158,700	170,400	182,100	193,950
50% of AMI	64,350	73,500	82,650	91,800	99,150	106,500	113,850	121,200
30% of AMI	38,550	50,730	63,990	77,250	90,510	103,770	113,850	121,200

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
HORRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,287	1,470	1,653	1,836	1,983	2,130	2,277	2,424
100% of AMI	1,073	1,225	1,378	1,530	1,653	1,775	1,898	2,020
80% of AMI	858	980	1,103	1,224	1,323	1,420	1,518	1,616
50% of AMI	536	613	689	765	826	888	949	1,010
30% of AMI	321	423	533	644	754	865	949	1,010

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
HORRY COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$793	\$797	\$932	\$1,214	\$1,401

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
JASPER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,880	51,360	57,720	64,080	69,240	74,400	79,560	84,600
<b>100% of AMI</b>	<b>37,400</b>	<b>42,800</b>	<b>48,100</b>	<b>53,400</b>	<b>57,700</b>	<b>62,000</b>	<b>66,300</b>	<b>70,500</b>
80% of AMI	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
50% of AMI	18,700	21,400	24,050	26,700	28,850	31,000	33,150	35,250
30% of AMI	12,490	16,910	21,330	25,750	28,850	31,000	33,150	35,250

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
JASPER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	134,640	154,080	173,160	192,240	207,720	223,200	238,680	253,800
100% of AMI	112,200	128,400	144,300	160,200	173,100	186,000	198,900	211,500
80% of AMI	89,700	102,600	115,350	128,100	138,450	148,650	158,850	169,200
50% of AMI	56,100	64,200	72,150	80,100	86,550	93,000	99,450	105,750
30% of AMI	37,470	50,730	63,990	77,250	86,550	93,000	99,450	105,750

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
JASPER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,122	1,284	1,443	1,602	1,731	1,860	1,989	2,115
100% of AMI	935	1,070	1,203	1,335	1,443	1,550	1,658	1,763
80% of AMI	748	855	961	1,068	1,154	1,239	1,324	1,410
50% of AMI	468	535	601	668	721	775	829	881
30% of AMI	312	423	533	644	721	775	829	881

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
JASPER COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$712	\$801	\$917	\$1,149	\$1,265

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
KERSHAW COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	49,920	57,120	64,200	71,280	77,040	82,800	88,440	94,200
<b>100% of AMI</b>	<b>41,600</b>	<b>47,600</b>	<b>53,500</b>	<b>59,400</b>	<b>64,200</b>	<b>69,000</b>	<b>73,700</b>	<b>78,500</b>
80% of AMI	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
50% of AMI	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250
30% of AMI	12,500	16,910	21,330	25,750	30,170	34,500	36,850	39,250

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
KERSHAW COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	149,760	171,360	192,600	213,840	231,120	248,400	265,320	282,600
100% of AMI	124,800	142,800	160,500	178,200	192,600	207,000	221,100	235,500
80% of AMI	99,750	114,000	128,250	142,500	153,900	165,300	176,700	188,100
50% of AMI	62,400	71,400	80,250	89,100	96,300	103,500	110,550	117,750
30% of AMI	37,500	50,730	63,990	77,250	90,510	103,500	110,550	117,750

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
KERSHAW COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,248	1,428	1,605	1,782	1,926	2,070	2,211	2,355
100% of AMI	1,040	1,190	1,338	1,485	1,605	1,725	1,843	1,963
80% of AMI	831	950	1,069	1,188	1,283	1,378	1,473	1,568
50% of AMI	520	595	669	743	803	863	921	981
30% of AMI	313	423	533	644	754	863	921	981

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
KERSHAW COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$618	\$650	\$744	\$1,048	\$1,307

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
LANCASTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	52,440	60,000	67,440	74,880	80,880	86,880	92,880	98,880
<b>100% of AMI</b>	<b>43,700</b>	<b>50,000</b>	<b>56,200</b>	<b>62,400</b>	<b>67,400</b>	<b>72,400</b>	<b>77,400</b>	<b>82,400</b>
80% of AMI	34,950	39,950	44,950	49,900	53,900	57,900	61,900	65,900
50% of AMI	21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200
30% of AMI	13,100	16,910	21,330	25,750	30,170	34,590	38,700	41,200

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
LANCASTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	157,320	180,000	202,320	224,640	242,640	260,640	278,640	296,640
100% of AMI	131,100	150,000	168,600	187,200	202,200	217,200	232,200	247,200
80% of AMI	104,850	119,850	134,850	149,700	161,700	173,700	185,700	197,700
50% of AMI	65,550	75,000	84,300	93,600	101,100	108,600	116,100	123,600
30% of AMI	39,300	50,730	63,990	77,250	90,510	103,770	116,100	123,600

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
LANCASTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,311	1,500	1,686	1,872	2,022	2,172	2,322	2,472
100% of AMI	1,093	1,250	1,405	1,560	1,685	1,810	1,935	2,060
80% of AMI	874	999	1,124	1,248	1,348	1,448	1,548	1,648
50% of AMI	546	625	703	780	843	905	968	1,030
30% of AMI	328	423	533	644	754	865	968	1,030

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
LANCASTER COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$505	\$626	\$796	\$1,076	\$1,098

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
LAURENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	46,680	53,280	60,000	66,600	72,000	77,280	82,680	87,960
<b>100% of AMI</b>	<b>38,900</b>	<b>44,400</b>	<b>50,000</b>	<b>55,500</b>	<b>60,000</b>	<b>64,400</b>	<b>68,900</b>	<b>73,300</b>
80% of AMI	31,100	35,550	40,000	44,400	48,000	51,550	55,100	58,650
50% of AMI	19,450	22,200	25,000	27,750	30,000	32,200	34,450	36,650
30% of AMI	12,490	16,910	21,330	25,750	30,000	32,200	34,450	36,650

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
LAURENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	140,040	159,840	180,000	199,800	216,000	231,840	248,040	263,880
100% of AMI	116,700	133,200	150,000	166,500	180,000	193,200	206,700	219,900
80% of AMI	93,300	106,650	120,000	133,200	144,000	154,650	165,300	175,950
50% of AMI	58,350	66,600	75,000	83,250	90,000	96,600	103,350	109,950
30% of AMI	37,470	50,730	63,990	77,250	90,000	96,600	103,350	109,950

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
LAURENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,167	1,332	1,500	1,665	1,800	1,932	2,067	2,199
100% of AMI	973	1,110	1,250	1,388	1,500	1,610	1,723	1,833
80% of AMI	778	889	1,000	1,110	1,200	1,289	1,378	1,466
50% of AMI	486	555	625	694	750	805	861	916
30% of AMI	312	423	533	644	750	805	861	916

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
LAURENS COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$541	\$559	\$740	\$935	\$1,000

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
LEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
LEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
LEE COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
LEE COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$524	\$688	\$862	\$930

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
LEXINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	57,960	66,240	74,520	82,680	89,400	96,000	102,600	109,200
<b>100% of AMI</b>	<b>48,300</b>	<b>55,200</b>	<b>62,100</b>	<b>68,900</b>	<b>74,500</b>	<b>80,000</b>	<b>85,500</b>	<b>91,000</b>
80% of AMI	38,600	44,100	49,600	55,100	59,550	63,950	68,350	72,750
50% of AMI	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
30% of AMI	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
LEXINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	173,880	198,720	223,560	248,040	268,200	288,000	307,800	327,600
100% of AMI	144,900	165,600	186,300	206,700	223,500	240,000	256,500	273,000
80% of AMI	115,800	132,300	148,800	165,300	178,650	191,850	205,050	218,250
50% of AMI	72,450	82,800	93,150	103,350	111,750	120,000	128,250	136,500
30% of AMI	43,500	50,730	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
LEXINGTON COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,449	1,656	1,863	2,067	2,235	2,400	2,565	2,730
100% of AMI	1,208	1,380	1,553	1,723	1,863	2,000	2,138	2,275
80% of AMI	965	1,103	1,240	1,378	1,489	1,599	1,709	1,819
50% of AMI	604	690	776	861	931	1,000	1,069	1,138
30% of AMI	363	423	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
LEXINGTON COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$671	\$838	\$959	\$1,255	\$1,571

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
MARION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
MARION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
MARION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
MARION COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$586	\$601	\$688	\$927	\$930

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
MARLBORO COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
MARLBORO COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
MARLBORO COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
MARLBORO COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$550	\$688	\$932	\$1,037

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
MCCORMICK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,760	51,120	57,480	63,840	69,000	74,160	79,200	84,360
<b>100% of AMI</b>	<b>37,300</b>	<b>42,600</b>	<b>47,900</b>	<b>53,200</b>	<b>57,500</b>	<b>61,800</b>	<b>66,000</b>	<b>70,300</b>
80% of AMI	29,800	34,050	38,300	42,550	46,000	49,400	52,800	56,200
50% of AMI	18,650	21,300	23,950	26,600	28,750	30,900	33,000	35,150
30% of AMI	12,490	16,910	21,330	25,750	28,750	30,900	33,000	35,150

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
MCCORMICK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	134,280	153,360	172,440	191,520	207,000	222,480	237,600	253,080
100% of AMI	111,900	127,800	143,700	159,600	172,500	185,400	198,000	210,900
80% of AMI	89,400	102,150	114,900	127,650	138,000	148,200	158,400	168,600
50% of AMI	55,950	63,900	71,850	79,800	86,250	92,700	99,000	105,450
30% of AMI	37,470	50,730	63,990	77,250	86,250	92,700	99,000	105,450

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
MCCORMICK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,119	1,278	1,437	1,596	1,725	1,854	1,980	2,109
100% of AMI	933	1,065	1,198	1,330	1,438	1,545	1,650	1,758
80% of AMI	745	851	958	1,064	1,150	1,235	1,320	1,405
50% of AMI	466	533	599	665	719	773	825	879
30% of AMI	312	423	533	644	719	773	825	879

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
MCCORMICK COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$520	\$688	\$876	\$927

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
NEWBERRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,160	50,400	56,760	63,000	68,040	73,080	78,120	83,160
<b>100% of AMI</b>	<b>36,800</b>	<b>42,000</b>	<b>47,300</b>	<b>52,500</b>	<b>56,700</b>	<b>60,900</b>	<b>65,100</b>	<b>69,300</b>
80% of AMI	29,400	33,600	37,800	42,000	45,400	48,750	52,100	55,450
50% of AMI	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
30% of AMI	12,490	16,910	21,330	25,750	28,350	30,450	32,550	34,650

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
NEWBERRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,480	151,200	170,280	189,000	204,120	219,240	234,360	249,480
100% of AMI	110,400	126,000	141,900	157,500	170,100	182,700	195,300	207,900
80% of AMI	88,200	100,800	113,400	126,000	136,200	146,250	156,300	166,350
50% of AMI	55,200	63,000	70,950	78,750	85,050	91,350	97,650	103,950
30% of AMI	37,470	50,730	63,990	77,250	85,050	91,350	97,650	103,950

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
NEWBERRY COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,104	1,260	1,419	1,575	1,701	1,827	1,953	2,079
100% of AMI	920	1,050	1,183	1,313	1,418	1,523	1,628	1,733
80% of AMI	735	840	945	1,050	1,135	1,219	1,303	1,386
50% of AMI	460	525	591	656	709	761	814	866
30% of AMI	312	423	533	644	709	761	814	866

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
NEWBERRY COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$564	\$565	\$748	\$1,017	\$1,163

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

<b>2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE</b>								
<b>OCONEE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	49,080	56,040	63,000	69,960	75,600	81,240	86,760	92,400
<b>100% of AMI</b>	<b>40,900</b>	<b>46,700</b>	<b>52,500</b>	<b>58,300</b>	<b>63,000</b>	<b>67,700</b>	<b>72,300</b>	<b>77,000</b>
80% of AMI	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600
50% of AMI	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500
30% of AMI	12,490	16,910	21,330	25,750	30,170	33,850	36,150	38,500

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>** 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE</b>								
<b>OCONEE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	147,240	168,120	189,000	209,880	226,800	243,720	260,280	277,200
100% of AMI	122,700	140,100	157,500	174,900	189,000	203,100	216,900	231,000
80% of AMI	98,100	112,050	126,000	139,950	151,200	162,450	173,550	184,800
50% of AMI	61,350	70,050	78,750	87,450	94,500	101,550	108,450	115,500
30% of AMI	37,470	50,730	63,990	77,250	90,510	101,550	108,450	115,500

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>** 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE</b>								
<b>OCONEE COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,227	1,401	1,575	1,749	1,890	2,031	2,169	2,310
100% of AMI	1,023	1,168	1,313	1,458	1,575	1,693	1,808	1,925
80% of AMI	818	934	1,050	1,166	1,260	1,354	1,446	1,540
50% of AMI	511	584	656	729	788	846	904	963
30% of AMI	312	423	533	644	754	846	904	963

\*\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2019 FAIR MARKET RENTS BY UNIT SIZE</b>					
<b>OCONEE COUNTY</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$523	\$525	\$694	\$984	\$1,219

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
ORANGEBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\*2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
ORANGEBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\*2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
ORANGEBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline

**2019 FAIR MARKET RENTS BY UNIT SIZE  
ORANGEBURG COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$544	\$548	\$688	\$878	\$1,072

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
PICKENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	60,240	68,880	77,520	86,040	93,000	99,840	106,800	113,640
<b>100% of AMI</b>	<b>50,200</b>	<b>57,400</b>	<b>64,600</b>	<b>71,700</b>	<b>77,500</b>	<b>83,200</b>	<b>89,000</b>	<b>94,700</b>
80% of AMI	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
50% of AMI	25,100	28,700	32,300	35,850	38,750	41,600	44,500	47,350
30% of AMI	15,050	17,200	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
PICKENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	180,720	206,640	232,560	258,120	279,000	299,520	320,400	340,920
100% of AMI	150,600	172,200	193,800	215,100	232,500	249,600	267,000	284,100
80% of AMI	120,450	137,700	154,950	172,050	185,850	199,650	213,450	227,250
50% of AMI	75,300	86,100	96,900	107,550	116,250	124,800	133,500	142,050
30% of AMI	45,150	51,600	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
PICKENS COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,506	1,722	1,938	2,151	2,325	2,496	2,670	2,841
100% of AMI	1,255	1,435	1,615	1,793	1,938	2,080	2,225	2,368
80% of AMI	1,004	1,148	1,291	1,434	1,549	1,664	1,779	1,894
50% of AMI	628	718	808	896	969	1,040	1,113	1,184
30% of AMI	376	430	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
PICKENS COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$631	\$755	\$865	\$1,160	\$1,386

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
RICHLAND COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	57,960	66,240	74,520	82,680	89,400	96,000	102,600	109,200
<b>100% of AMI</b>	<b>48,300</b>	<b>55,200</b>	<b>62,100</b>	<b>68,900</b>	<b>74,500</b>	<b>80,000</b>	<b>85,500</b>	<b>91,000</b>
80% of AMI	38,600	44,100	49,600	55,100	59,550	63,950	68,350	72,750
50% of AMI	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
30% of AMI	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
RICHLAND COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	173,880	198,720	223,560	248,040	268,200	288,000	307,800	327,600
100% of AMI	144,900	165,600	186,300	206,700	223,500	240,000	256,500	273,000
80% of AMI	115,800	132,300	148,800	165,300	178,650	191,850	205,050	218,250
50% of AMI	72,450	82,800	93,150	103,350	111,750	120,000	128,250	136,500
30% of AMI	43,500	50,730	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
RICHLAND COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,449	1,656	1,863	2,067	2,235	2,400	2,565	2,730
100% of AMI	1,208	1,380	1,553	1,723	1,863	2,000	2,138	2,275
80% of AMI	965	1,103	1,240	1,378	1,489	1,599	1,709	1,819
50% of AMI	604	690	776	861	931	1,000	1,069	1,138
30% of AMI	363	423	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
RICHLAND COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$671	\$838	\$959	\$1,255	\$1,571

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
SALUDA COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	57,960	66,240	74,520	82,680	89,400	96,000	102,600	109,200
<b>100% of AMI</b>	<b>48,300</b>	<b>55,200</b>	<b>62,100</b>	<b>68,900</b>	<b>74,500</b>	<b>80,000</b>	<b>85,500</b>	<b>91,000</b>
80% of AMI	38,600	44,100	49,600	55,100	59,550	63,950	68,350	72,750
50% of AMI	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
30% of AMI	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
SALUDA COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	173,880	198,720	223,560	248,040	268,200	288,000	307,800	327,600
100% of AMI	144,900	165,600	186,300	206,700	223,500	240,000	256,500	273,000
80% of AMI	115,800	132,300	148,800	165,300	178,650	191,850	205,050	218,250
50% of AMI	72,450	82,800	93,150	103,350	111,750	120,000	128,250	136,500
30% of AMI	43,500	50,730	63,990	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
SALUDA COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,449	1,656	1,863	2,067	2,235	2,400	2,565	2,730
100% of AMI	1,208	1,380	1,553	1,723	1,863	2,000	2,138	2,275
80% of AMI	965	1,103	1,240	1,378	1,489	1,599	1,709	1,819
50% of AMI	604	690	776	861	931	1,000	1,069	1,138
30% of AMI	363	423	533	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
SALUDA COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$671	\$838	\$959	\$1,255	\$1,571

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
SPARTANBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	52,200	59,640	67,080	74,520	80,520	86,520	92,520	98,400
<b>100% of AMI</b>	<b>43,500</b>	<b>49,700</b>	<b>55,900</b>	<b>62,100</b>	<b>67,100</b>	<b>72,100</b>	<b>77,100</b>	<b>82,000</b>
80% of AMI	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650
50% of AMI	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000
30% of AMI	13,100	16,910	21,330	25,750	30,170	34,590	38,550	41,000

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
SPARTANBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	156,600	178,920	201,240	223,560	241,560	259,560	277,560	295,200
100% of AMI	130,500	149,100	167,700	186,300	201,300	216,300	231,300	246,000
80% of AMI	104,400	119,400	134,250	149,100	161,100	173,100	184,950	196,950
50% of AMI	65,250	74,550	83,850	93,150	100,650	108,150	115,650	123,000
30% of AMI	39,300	50,730	63,990	77,250	90,510	103,770	115,650	123,000

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
SPARTANBURG COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,305	1,491	1,677	1,863	2,013	2,163	2,313	2,460
100% of AMI	1,088	1,243	1,398	1,553	1,678	1,803	1,928	2,050
80% of AMI	870	995	1,119	1,243	1,343	1,443	1,541	1,641
50% of AMI	544	621	699	776	839	901	964	1,025
30% of AMI	328	423	533	644	754	865	964	1,025

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
SPARTANBURG COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$552	\$632	\$758	\$1,013	\$1,130

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
SUMTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
SUMTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
SUMTER COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
SUMTER COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$618	\$622	\$760	\$1,038	\$1,178

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
UNION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
UNION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
UNION COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
UNION COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$503	\$520	\$688	\$913	\$994

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

**2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE  
YORK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	66,360	75,840	85,320	94,800	102,480	110,040	117,600	125,160
<b>100% of AMI</b>	<b>55,300</b>	<b>63,200</b>	<b>71,100</b>	<b>79,000</b>	<b>85,400</b>	<b>91,700</b>	<b>98,000</b>	<b>104,300</b>
80% of AMI	44,250	50,600	56,900	63,200	68,300	73,350	78,400	83,450
50% of AMI	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
30% of AMI	16,600	19,000	21,350	25,750	30,170	34,590	39,010	43,430

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**\*\* 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE  
YORK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	199,080	227,520	255,960	284,400	307,440	330,120	352,800	375,480
100% of AMI	165,900	189,600	213,300	237,000	256,200	275,100	294,000	312,900
80% of AMI	132,750	151,800	170,700	189,600	204,900	220,050	235,200	250,350
50% of AMI	82,950	94,800	106,650	118,500	128,100	137,550	147,000	156,450
30% of AMI	49,800	57,000	64,050	77,250	90,510	103,770	117,030	130,290

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**\*\* 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE  
YORK COUNTY**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,659	1,896	2,133	2,370	2,562	2,751	2,940	3,129
100% of AMI	1,383	1,580	1,778	1,975	2,135	2,293	2,450	2,608
80% of AMI	1,106	1,265	1,423	1,580	1,708	1,834	1,960	2,086
50% of AMI	691	790	889	988	1,068	1,146	1,225	1,304
30% of AMI	415	475	534	644	754	865	975	1,086

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

**2019 FAIR MARKET RENTS BY UNIT SIZE  
YORK COUNTY**

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$1,140	\$1,170	\$1,340	\$1,810	\$2,320

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

<b>2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE</b>								
<b>WILLIAMSBURG COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	44,040	50,280	56,520	62,760	67,800	72,840	77,880	82,920
<b>100% of AMI</b>	<b>36,700</b>	<b>41,900</b>	<b>47,100</b>	<b>52,300</b>	<b>56,500</b>	<b>60,700</b>	<b>64,900</b>	<b>69,100</b>
80% of AMI	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
50% of AMI	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
30% of AMI	12,490	16,910	21,330	25,750	28,250	30,350	32,450	34,550

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

<b>**2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE</b>								
<b>WILLIAMSBURG COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	132,120	150,840	169,560	188,280	203,400	218,520	233,640	248,760
100% of AMI	110,100	125,700	141,300	156,900	169,500	182,100	194,700	207,300
80% of AMI	87,900	100,500	113,100	125,550	135,600	145,650	155,700	165,750
50% of AMI	55,050	62,850	70,650	78,450	84,750	91,050	97,350	103,650
30% of AMI	37,470	50,730	63,990	77,250	84,750	91,050	97,350	103,650

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

<b>**2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE</b>								
<b>WILLIAMSBURG COUNTY</b>								
# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,101	1,257	1,413	1,569	1,695	1,821	1,947	2,073
100% of AMI	918	1,048	1,178	1,308	1,413	1,518	1,623	1,728
80% of AMI	733	838	943	1,046	1,130	1,214	1,298	1,381
50% of AMI	459	524	589	654	706	759	811	864
30% of AMI	312	423	533	644	706	759	811	864

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.

<b>2019 FAIR MARKET RENTS BY UNIT SIZE</b>					
<b>WILLIAMSBURG COUNTY</b>					
Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents	\$518	\$524	\$688	\$957	\$1,034

Fair Market Rents (FMRs) are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants.

FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program.

### 2019 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE

#### STATE OF SOUTH CAROLINA

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	54,960	62,760	70,680	78,480	84,720	91,080	97,320	103,560
<b>100% of AMI</b>	<b>45,800</b>	<b>52,300</b>	<b>58,900</b>	<b>65,400</b>	<b>70,600</b>	<b>75,900</b>	<b>81,100</b>	<b>86,300</b>
80% of AMI	36,600	41,850	47,100	52,300	56,500	60,700	64,900	69,050
50% of AMI	22,900	26,150	29,450	32,700	35,300	37,950	40,550	43,150
30% of AMI	13,750	15,700	17,650	19,600	21,200	22,750	24,350	25,900

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

### 2019 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE

#### STATE OF SOUTH CAROLINA

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	164,880	188,280	212,040	235,440	254,160	273,240	291,960	310,680
100% of AMI	137,400	156,900	176,700	196,200	211,800	227,700	243,300	258,900
80% of AMI	109,800	125,550	141,300	156,900	169,500	182,100	194,700	207,150
50% of AMI	68,700	78,450	88,350	98,100	105,900	113,850	121,650	129,450
30% of AMI	41,250	47,100	52,950	58,800	63,600	68,250	73,050	77,700

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

### 2019 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE

#### STATE OF SOUTH CAROLINA

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,374	1,569	1,767	1,962	2,118	2,277	2,433	2,589
100% of AMI	1,145	1,308	1,473	1,635	1,765	1,898	2,028	2,158
80% of AMI	915	1,046	1,178	1,308	1,413	1,518	1,623	1,726
50% of AMI	573	654	736	818	883	949	1,014	1,079
30% of AMI	344	393	441	490	530	569	609	648

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.