

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Abbeville									Income Limits for Family Size					Rent Limits				
									Median Income: 46,200									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	432	463	556	642	717					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180	519	556	667	771	861					

Aiken									Income Limits for Family Size					Rent Limits				
									Median Income: 57,100									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	500	535	642	742	828					
50% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
60% Standard	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	600	642	771	891	994					
60% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					

Allendale									Income Limits for Family Size					Rent Limits				
									Median Income: 25,800									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A					

Anderson									Income Limits for Family Size					Rent Limits				
									Median Income: 55,300									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500	485	519	622	719	802					
50% HERA Special	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	507	543	652	753	840					
60% Standard	23,280	26,580	29,880	33,180	35,880	38,520	41,160	43,800	582	623	747	863	963					
60% HERA Special	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	609	652	783	903	1,008					

Bamberg									Income Limits for Family Size					Rent Limits				
									Median Income: 40,300									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	473	507	608	703	785					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	568	609	730	844	942					

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Cherokee									Income Limits for Family Size					Rent Limits				
									Median Income: 48,400									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	435	465	558	645	720					
50% HERA Special	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846					
60% Standard	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300	522	558	670	774	864					
60% HERA Special	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015					

Chester									Income Limits for Family Size					Rent Limits				
									Median Income: 42,100									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A					

Chesterfield									Income Limits for Family Size					Rent Limits				
									Median Income: 43,500									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A					

Clarendon									Income Limits for Family Size					Rent Limits				
									Median Income: 40,900									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A					

Colleton									Income Limits for Family Size					Rent Limits				
									Median Income: 42,900									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	17,250	19,700	22,150	24,600	26,600	28,550	30,550	32,500	431	461	553	640	713					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	20,700	23,640	26,580	29,520	31,920	34,260	36,660	39,000	517	554	664	768	856					

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Darlington									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 49,300													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,300	19,750	22,200	24,650	26,650	28,600	30,600	32,550	432	463	555	641	715
50% HERA Special	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550	445	476	572	660	737
60% Standard	20,760	23,700	26,640	29,580	31,980	34,320	36,720	39,060	519	555	666	769	858
60% HERA Special	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260	534	572	687	792	885

Dillon									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 36,800													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

Dorchester									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 62,200													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	545	583	700	808	902
50% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
60% Standard	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	654	700	840	970	1,083
60% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Edgefield									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 57,100													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	500	535	642	742	828
50% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
60% Standard	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	600	642	771	891	994
60% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Fairfield									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 63,600													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	557	596	716	826	922
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945
60% Standard	26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	669	716	859	992	1,107
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Florence									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 51,100													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,900	20,450	23,000	25,550	27,600	29,650	31,700	33,750	447	479	575	664	741
50% HERA Special	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	460	492	591	682	761
60% Standard	21,480	24,540	27,600	30,660	33,120	35,580	38,040	40,500	537	575	690	797	889
60% HERA Special	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	552	591	709	819	913

Georgetown									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 56,800													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	497	533	640	738	823
50% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
60% Standard	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	597	639	768	886	988
60% HERA Special	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Greenville									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 58,300													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846
50% HERA Special	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	523	561	673	777	867
60% Standard	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015
60% HERA Special	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	628	673	808	933	1,041

Greenwood									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 52,500													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	460	492	591	682	761
50% HERA Special	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000	477	511	613	708	791
60% Standard	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	552	591	709	819	913
60% HERA Special	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200	573	613	736	850	949

Hampton									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 43,400													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,250	19,700	22,150	24,600	26,600	28,550	30,550	32,500	431	461	553	640	713
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,700	23,640	26,580	29,520	31,920	34,260	36,660	39,000	517	554	664	768	856

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Income Limits for Family Size									Rent Limits				
Median Income: 54,300									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	19,050	21,750	24,450	27,150	29,350	31,500	33,700	35,850	476	510	611	706	787
50% HERA Special	19,450	22,200	25,000	27,750	30,000	32,200	34,450	36,650	486	520	625	721	805
60% Standard	22,860	26,100	29,340	32,580	35,220	37,800	40,440	43,020	571	612	733	847	945
60% HERA Special	23,340	26,640	30,000	33,300	36,000	38,640	41,340	43,980	583	624	750	866	966

Income Limits for Family Size									Rent Limits				
Median Income: 45,200									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

Income Limits for Family Size									Rent Limits				
Median Income: 56,000									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	19,600	22,400	25,200	28,000	30,250	32,500	34,750	37,000	490	525	630	728	812
50% HERA Special	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	500	535	642	742	828
60% Standard	23,520	26,880	30,240	33,600	36,300	39,000	41,700	44,400	588	630	756	873	975
60% HERA Special	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	600	642	771	891	994

Income Limits for Family Size									Rent Limits				
Median Income: 50,200									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,600	20,100	22,600	25,100	27,150	29,150	31,150	33,150	440	471	565	653	728
50% HERA Special	17,950	20,500	23,050	25,600	27,650	29,700	31,750	33,800	448	480	576	665	742
60% Standard	21,120	24,120	27,120	30,120	32,580	34,980	37,380	39,780	528	565	678	783	874
60% HERA Special	21,540	24,600	27,660	30,720	33,180	35,640	38,100	40,560	538	576	691	798	891

Income Limits for Family Size									Rent Limits				
Median Income: 48,600									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100	426	456	547	631	705
50% HERA Special	17,400	19,900	22,400	24,850	26,850	28,850	30,850	32,850	435	466	560	646	721
60% Standard	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520	511	547	657	758	846
60% HERA Special	20,880	23,880	26,880	29,820	32,220	34,620	37,020	39,420	522	559	672	775	865

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Lee									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 37,700													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

Lexington									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 63,600													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	557	596	716	826	922
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945
60% Standard	26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	669	716	859	992	1,107
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134

Marion									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 36,500													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,300	19,750	22,200	24,650	26,650	28,600	30,600	32,550	432	463	555	641	715
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,760	23,700	26,640	29,580	31,980	34,320	36,720	39,060	519	555	666	769	858

Marlboro									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 32,600													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

McCormick									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 42,300													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	432	463	556	642	717
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180	519	556	667	771	861

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Newberry									Income Limits for Family Size					Rent Limits				
									Median Income: 51,800									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200	453	486	583	673	751					
50% HERA Special	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300	455	487	585	675	753					
60% Standard	21,780	24,900	28,020	31,080	33,600	36,060	38,580	41,040	544	583	700	808	901					
60% HERA Special	21,840	24,960	28,080	31,140	33,660	36,180	38,640	41,160	546	585	702	810	904					

Oconee									Income Limits for Family Size					Rent Limits				
									Median Income: 46,300									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750					
50% HERA Special	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803					
60% Standard	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900					
60% HERA Special	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	582	624	748	864	964					

Orangeburg									Income Limits for Family Size					Rent Limits				
									Median Income: 42,000									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692					
50% HERA Special	18,550	21,200	23,850	26,500	28,650	30,750	32,900	35,000	463	496	596	689	768					
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831					
60% HERA Special	22,260	25,440	28,620	31,800	34,380	36,900	39,480	42,000	556	596	715	827	922					

Pickens									Income Limits for Family Size					Rent Limits				
									Median Income: 58,300									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846					
50% HERA Special	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	523	561	673	777	867					
60% Standard	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015					
60% HERA Special	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	628	673	808	933	1,041					

Richland									Income Limits for Family Size					Rent Limits				
									Median Income: 63,600									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	557	596	716	826	922					
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945					
60% Standard	26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	669	716	859	992	1,107					
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134					

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

Saluda									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 63,600													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,300	25,450	28,650	31,800	34,350	36,900	39,450	42,000	557	596	716	826	922
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945
60% Standard	26,760	30,540	34,380	38,160	41,220	44,280	47,340	50,400	669	716	859	992	1,107
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134

Spartanburg									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 56,100													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050	491	526	631	729	813
50% HERA Special	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	498	534	641	741	827
60% Standard	23,580	26,940	30,300	33,660	36,360	39,060	41,760	44,460	589	631	757	875	976
60% HERA Special	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180	598	641	769	889	993

Sumter									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 47,100													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	436	467	561	647	722
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480	523	561	673	777	867

Union									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 44,300													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

Williamsburg									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 33,900													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500	417	447	537	620	692
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	N/A	N/A	N/A	N/A	N/A
60% Standard	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800	501	537	645	744	831
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	N/A	N/A	N/A	N/A	N/A

2011 Income & Rent Limits
Effective 5/31/2011

County List

Note: Lines shaded in purple indicate reductions from 2010 levels (due to removal of the "Hold Harmless" policy).

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service dates and rent floor elections. The 2011 Income & Rent Limits Memo should be reviewed to determine the appropriate rent tables to use.

York	Income Limits for Family Size Median Income: 67,500								Rent Limits					
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Maximum Monthly Gross Rents				
% of Median Income										0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard		23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550	591	633	760	877	978
50% HERA Special		23,700	27,050	30,450	33,800	36,550	39,250	41,950	44,650	592	634	761	879	981
60% Standard		28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460	709	759	912	1,053	1,174
60% HERA Special		28,440	32,460	36,540	40,560	43,860	47,100	50,340	53,580	711	761	913	1,055	1,177