

**SC State Housing Finance and Development Authority  
HUD Section 8 Program Standards  
January 1, 2009**

**Lexington County**

	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
<b>Fair Market Rent</b>	637	710	877	905	1,041
Effective Date: 10/1/2008					

	<u>637</u>	<u>710</u>	<u>877</u>	<u>905</u>	<u>1,041</u>
<b>Voucher Payment Standard</b>					
<b>Percent of FMR:</b>	100%	100%	100%	100%	100%
Effective Date: 1/1/2009					

**Utility Allowances**

(Effective Date: 1/1/2009)(Reviewed: 10/1/2008)

	<b>ATTACHED</b>				<b>DETACHED</b>				
	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
<b>Heating</b>									
Electric	28	31	46	55	39	48	54	63	72
Natural Gas	30	34	52	59	48	52	61	71	81
Other (A)	(A)				41	53	59	62	71
<b>Cooking</b>									
Electric	2	3	5	8	2	3	5	8	9
Natural Gas	5	5	8	14	5	5	8	14	15
Other	10	14	14	17	10	14	14	17	20
<b>Water Heating</b>									
Electric	17	25	30	30	17	25	30	30	33
Nat/LP Gas	17	23	25	31	17	23	25	31	36
<b>Other Electric</b>	29	44	55	64	29	44	55	64	73
<b>Water</b>	17	21	25	32	17	21	25	32	37
<b>Sewer</b>	20	25	31	40	20	25	31	40	46
<b>Trash Collection</b>	7	7	7	7	7	7	7	7	7
<b>Air Conditioning</b>	13	20	24	29	20	21	28	32	37
<b>Refrigerator</b>	3	3	3	3	3	3	3	3	3
<b>Range</b>	3	3	3	3	3	3	3	3	3

Note A - If the unit uses a fuel not listed, use the highest utility allowance from the listed fuels.

**Median Family Income**

Effective Date: 3/19/2009

**62,100**

**Very Low (50%)**

**Extremely Low (30%)**

**Low (80%)**

<b>Income Limits</b>							
<b>Number of Persons in Family</b>							
<b>1 Person</b>	<b>2 People</b>	<b>3 People</b>	<b>4 People</b>	<b>5 People</b>	<b>6 People</b>	<b>7 People</b>	<b>8 People</b>
21,750	24,850	27,950	31,050	33,550	36,000	38,500	41,000
13,050	14,900	16,800	18,650	20,150	21,650	23,150	24,600
34,800	39,750	44,750	49,700	53,700	57,650	61,650	65,600

**Annual Adjustment Factor:**

Effective Date: 1/12/2009

<b>Table 1</b>	<b>Table 2</b>
1.050	1.040

Section 8 Moderate Rehabilitation Program  
Highest Cost Utility Excluded

**Table 1** - Used for unit occupied by new family since last annual contract anniversary

**Table 2** - Used for unit occupied by same family as at time of the last annual contract anniversary