

**SC State Housing Finance and Development Authority (SC911)  
HUD Section 8 Housing Choice Voucher Program  
2026 Program Standards**

**Colleton County**

	<b><u>1BR</u></b>	<b><u>2BR</u></b>	<b><u>3BR</u></b>	<b><u>4BR</u></b>	<b><u>5BR</u></b>
<b><u>Fair Market Rent</u></b>	687	902	1081	1,470	1,690
Effective Date: 10/1/2025					

<b><u>Voucher Payment Standard</u></b>	687	902	1081	1,470	1,690
<b>Percent of FMR:</b>	100%	100%	100%	100%	100%
Effective Date: 1/1/2026					

**Utility Allowances**

(Effective Date: 1/1/2023)(Reviewed: 10/31/2025)

	<b>ATTACHED</b>				<b>DETACHED</b>				
	<b><u>1BR</u></b>	<b><u>2BR</u></b>	<b><u>3BR</u></b>	<b><u>4BR</u></b>	<b><u>1BR</u></b>	<b><u>2BR</u></b>	<b><u>3BR</u></b>	<b><u>4BR</u></b>	<b><u>5BR</u></b>
<b>Heating</b>									
Natural Gas	36	44	63	74	58	63	75	87	98
Bottle Gas	39	47	69	80	63	67	79	92	103
Electric	35	41	56	67	49	58	66	78	89
Other	41	50	72	83	67	70	87	106	117
<b>Cooking</b>									
Natural Gas	7	9	12	17	7	9	12	17	22
Bottle Gas	12	15	18	23	12	15	18	23	28
Electric	2	4	7	10	2	4	7	10	13
Other	15	17	22	26	15	17	22	26	30
<b>Other Electric</b>	35	53	67	78	35	53	67	78	90
<b>Air Conditioning</b>	16	24	29	35	24	28	29	39	45
<b>Water Heating</b>									
Natural Gas	18	28	30	36	18	28	30	36	43
Bottle Gas	24	34	39	45	24	34	39	45	52
Electric	22	30	36	40	22	30	36	40	47
<b>Water</b>	22	26	30	39	22	26	30	39	45
<b>Sewer</b>	24	30	38	50	24	30	38	50	56
<b>Trash Collection</b>	13	13	13	13	13	13	13	13	13
<b>Range</b>	5	5	5	5	5	5	5	5	5
<b>Refrigerator</b>	7	7	7	7	7	7	7	7	7

Note: If a utility uses an energy source that is not listed, use the highest allowance.

<b>Median Family Income</b> Effective Date: 4/1/2025 66,200	<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>
<b>Extremely Low (30%)</b>	15,650	21,150	26,650	32,150	36,750	39,450	42,200	44,900
<b>Very Low (50%)</b>	<b>23,800</b>	<b>27,200</b>	<b>30,600</b>	<b>34,000</b>	<b>36,750</b>	<b>39,450</b>	<b>42,200</b>	<b>44,900</b>
<b>Low (80%)</b>	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
<b>2025 Federal Poverty Level</b>	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150