

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

Lee County

	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
<u>Fair Market Rent</u>	687	902	1,111	1,194	1,373
Effective Date: 10/1/2025					

<u>Voucher Payment Standard</u>	687	902	1,111	1,194	1,373
Percent of FMR:	100%	100%	100%	100%	100%
Effective Date: 1/1/2026					

Utility Allowances

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

	ATTACHED				DETACHED				
	<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>
Heating									
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
Cooking									
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
Other Electric	35	53	67	78	35	53	67	78	90
Air Conditioning	16	24	29	35	24	28	29	39	45
Water Heating									
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
Water	22	26	30	39	22	26	30	39	45
Sewer	24	30	38	50	24	30	38	50	56
Trash Collection	13	13	13	13	13	13	13	13	13
Range	5	5	5	5	5	5	5	5	5
Refrigerator	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.

Median Family Income Effective Date: 4/1/2025 65,400	Income Limits							
	Number of Persons in Family							
	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Extremely Low (30%)	15,650	21,150	26,650	32,150	36,750	39,450	42,200	44,900
Very Low (50%)	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900
Low (80%)	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
2025 Federal Poverty Level	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150