

2026 Area Median Income for Beaufort County (Town of Bluffton)

% Area Median Income	Household Size							
	1	2	3	4	5	6	7	8
30%*	\$23,750	\$27,150	\$30,550	\$33,900	\$38,680	\$44,360	\$50,040	\$55,720
50%*	\$39,550	\$45,200	\$50,850	\$56,500	\$61,050	\$65,550	\$70,100	\$74,600
80%*	\$63,300	\$72,350	\$81,400	\$90,400	\$97,650	\$104,900	\$112,100	\$119,350
100%**	\$79,100	\$90,400	\$101,700	\$113,000	\$122,050	\$131,100	\$140,150	\$149,200
140%**	\$110,750	\$126,600	\$142,400	\$158,200	\$170,900	\$183,550	\$196,200	\$208,850

* HUD published income limit

**Calculated based on the HUD Median Income, which is assigned to a family of four at 100% AMI. The 1-person family income limit is 70% of the 4-person income limit. The 2-person family income limit is 80% of the 4-person income limit, the 3-person family income limit is 90% of the 4-person income limit, the 5-person income limit is 108% of the 4-person income limit, the 6-person family income limit is 116% of the 4-person income limit, the 7-person family income limit is 124% of the 4-person income limit, and the 8-person family income limit is 132% of the 4-person income limit. All limits are rounded up to the nearest \$50.