

State of North Carolina

Effective: 05/3/21

Income Limits

Location	Program	1	2	3	4	5 Person	6	7	8	Dependents	
		Person	Person	Person	Person		Person	Person	Person		
Cleveland County Median Family Income \$52,300	Extremely Low Income	12,880	17,420	21,960	26,500	31,040	33,950	36,300	38,650	1	480
	Very Low Income	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650		
	Low-Income	32,800	37,450	42,150	46,800	50,550	54,300	58,050	61,800	2	960
McDowell County Median Family Income \$49,100	Extremely Low Income	12,880	17,420	21,960	26,500	31,040	33,950	36,300	38,650	3	1440
	Very Low Income	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650		
	Low-Income	32,800	37,450	42,150	46,800	50,550	54,300	58,050	61,800	4	1920
Polk County Median Family Income \$60,600	Extremely Low Income	13,100	17,420	21,960	26,500	31,040	35,580	38,550	41,000	5	2400
	Very Low Income	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000		
	Low-Income	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650	6	2880
Rutherford County Median Family Income \$55,800	Extremely Low Income	12,880	17,420	21,960	26,500	31,040	33,950	36,300	38,650	6	2880
	Very Low Income	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650		
	Low-Income	32,800	37,450	42,150	46,800	50,550	54,300	58,050	61,800		

Extremely Low = 30% of area median

Very Low = 50% of Area Median

Low Income = 80% of area median

Fair Market Rents and Voucher Payment Standards
Isothermal Planning & Development Commission – Effective 10/01/2021

Location	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Cleveland County	*554	*\$605	*\$796	*\$1,074	*\$1,276	\$1,334	\$1,508
Rutherford County	*619	*624	*796	*985	*1,166	1,219	1,378
McDowell County	*652	*657	*796	*985	*1,240	1,296	1,465
Polk County	*781	*784	*905	*1,119	*1,315	1,374	1,554

Exceptions: * Set at 110% of FMR

**** Set at 105% of FMR**

AAF (Table 1)

Effective 12/2020

1.030 - utilities included

1.035 – utilities excluded

- ❖ Mobile home pad space = 40% of FMR / Pmt. Std. for 2-Bedroom Family
- ❖ Social Security Increase – effective 1/1/21 = 1.3% Medicare Premium - \$148.50
- ❖ Portable Admin Fee 2021 = \$40.52 (80% of \$61.76 x 82%)

Rev 08/31/2021