**State of North Carolina**

**Effective: 04/09/24 Income Limits**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Location** | **Program** | **1 Person** | **2 Person** | **3 Person** | **4 Person** | **5**  **Person** | **6 Person** | **7 Person** | **8 Person** | **Dependents** |
| **Cleveland County**  Median Family Income  $68,300 | Extremely Low Income  Very Low Income  Low-Income | 15,400  25,700  41,100 | 20,440  29,350  46,950 | 25,820  33,000  52,800 | 31,20036,650  58,650 | 36,580  39,600  63,350 | 41,960  42,550  68,050 | 45,450  45,450  72,750 | 48,400  48,400  77,450 | 1 480  2 960  3 1440  4 1920  5 2400  6 2880 |
| **McDowell County**  Median Family Income  $69,600 | Extremely Low Income  Very Low Income  Low-Income | 15,400  25,700  41,100 | 20,440  29,350  46,950 | 25,820  33,000  52,800 | 31,200  36,650  58,650 | 36,580  39,600  63,350 | 41,960  42,550  68,050 | 45,450  45,450  72,750 | 48,400  48,400  77,450 |
| **Polk County**  Median Family Income  $82,200 | Extremely Low Income  Very Low Income  Low-Income | 16,350  27,250  43,600 | 20,440  31,150  49,800 | 25,820  35,050  56,050 | 31,200  38,900  62,250 | 36,580  42,050  67,250 | 41,960  45,150  72,250 | 47,340  48,250  77,200 | 51,350  51,350  82,200 |
| **Rutherford County**  Median Family Income  $66,400 | Extremely Low Income  Very Low Income  Low-Income | 15,400  25,700  41,100 | 20,440  29,350  46,950 | 25,820  33,000  52,800 | 31,20036,650  58,650 | 36,580  39,600  63,350 | 41,960  42,550  68,050 | 45,450  45,450  72,750 | 48,400  48,400  77,450 |

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 11/01/2023**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Location** | **0**  **Bedroom** | **1**  **Bedroom** | **2**  **Bedroom** | **3**  **Bedroom** | **4**  **Bedroom** | **5**  **Bedroom** | **6**  **Bedroom** |
| Cleveland County | \*\*$717 | \*\*$722 | \*\*$942 | \*\*$1,327 | \*\*$1,484 | \*\*$1,706 | \*\*$1,929 |
| Rutherford County | \*\*806 | \*\*811 | \*\*942 | \*1,173 | \*\*1,504 | \*1,651 | \*1,866 |
| McDowell County | \*749 | \*\*826 | \*\*942 | \*\*1,165 | \*\*1,388 | \*\*1,596 | \*\*1,805 |
| Polk County | \*\*866 | \*\*871 | \*\*1,104 | \*\*1,335 | \*1,665 | \*1,915 | \*2,165 |

**Exceptions: \* Set at 105% of FMR \*\* Set at 110% of FMR**

AAF (Table 1) Effective 12/2022 1.029 - utilities included 1.034 – utilities excluded

* Mobile home pad space = 40% of FMR / Pmt. Std. for 2-Bedroom Family
* Social Security Increase – effective 1/1/24 = 3.2% Medicare Premium - $174.70
* Portable Admin Fee 2023 = $49.26 (80% of $69.17 x 89%) **Rev 04/09/2024**