**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 IncomeVery Low Income Low-Income  | 15,40025,70041,100 | 20,44029,35046,950 | 25,82033,00052,800 | 31,20036,65058,650 | 36,58039,60063,350 | 41,96042,55068,050 | 45,45045,45072,750 | 48,40048,40077,450 | 1 4802 9603 14404 19205 24006 2880 |
| **McDowell County**Median Family Income$69,600 | Extremely Low IncomeVery Low Income Low-Income  | 15,40025,700 41,100 | 20,44029,35046,950 | 25,82033,00052,800 | 31,20036,65058,650 | 36,58039,60063,350 | 41,96042,55068,050 | 45,45045,45072,750 | 48,40048,40077,450 |
| **Polk County**Median Family Income$82,200 | Extremely Low Income Very Low Income Low-Income  | 16,35027,25043,600 | 20,44031,15049,800 | 25,82035,05056,050 | 31,20038,90062,250 | 36,58042,05067,250 | 41,96045,15072,250 | 47,34048,25077,200 | 51,35051,35082,200 |
| **Rutherford County**Median Family Income$66,400 | Extremely Low IncomeVery Low Income Low-Income  |  15,40025,70041,100 | 20,440 29,35046,950 | 25,82033,00052,800 | 31,20036,65058,650 | 36,58039,60063,350 | 41,96042,55068,050 | 45,45045,45072,750 | 48,40048,40077,450 |

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**