

State of North Carolina

Effective: 04/22/22

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 \$59,600	Extremely Low Income	13,750	18,310	23,030	27,750	32,470	37,190	40,550	43,200	1 480
	Very Low Income	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	
	Low-Income	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050	2 960
McDowell County Median Family Income \$60,300	Extremely Low Income	13,750	18,310	23,030	27,750	32,470	37,190	40,550	43,200	3 1440
	Very Low Income	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	
	Low-Income	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050	
Polk County Median Family Income \$66,700	Extremely Low Income	14,050	18,310	23,030	27,750	32,470	37,190	41,500	44,200	4 1920
	Very Low Income	23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200	
	Low-Income	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650	5 2400
Rutherford County Median Family Income \$56,500	Extremely Low Income	13,750	18,310	23,030	27,750	32,470	37,190	40,550	43,200	6 2880
	Very Low Income	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	
	Low-Income	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050	

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 4/01/2022 (HUD Waiver)

Location	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Cleveland County	*\$605	*\$660	*\$869	*\$1,171	*\$1,392	\$1,600	\$1,810
Rutherford County	*676	*680	*869	*1,074	*1,272	1,463	1,654
McDowell County	*712	*716	*869	*1,074	*1,352	1,555	1,758
Polk County	*852	*856	*988	*1,220	*1,434	1,649	1,864

Exceptions: * Set at 120% of FMR
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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 1/1/23 = 8.7% Medicare Premium - \$164.90
- ❖ Portable Admin Fee 2022 = \$45.76 (80% of \$65.00 x 88%)

Rev 11/08/2022