

### 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 \$82,800	Extremely Low Income	17,400	21,640	27,320	33,000	38,680	44,360	50,040	54,650	1 480
	Very Low Income	29,000	33,150	37,300	41,400	44,750	48,050	51,350	54,650	
	Low-Income	46,400	53,000	59,650	66,250	71,550	76,850	82,150	87,450	2 960
McDowell County Median Family Income \$75,700	Extremely Low Income	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	3 1440
	Very Low Income	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	
	Low-Income	43,900	50,150	56,400	62,650	67,700	72,700	77,700	82,700	
Polk County Median Family Income \$93,800	Extremely Low Income	19,600	22,400	27,320	33,000	38,680	44,360	50,040	55,720	4 1920
	Very Low Income	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600	
	Low-Income	52,300	59,750	67,200	74,650	80,650	86,600	92,600	98,550	5 2400
Rutherford County Median Family Income \$77,200	Extremely Low Income	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	6 2880
	Very Low Income	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	
	Low-Income	43,900	50,150	56,400	62,650	67,700	72,700	77,700	82,700	

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 11/01/2025

Location	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Cleveland County <b>NEW</b>	*\$796	*\$801	*\$971	*\$1,350	*\$1,388	*\$1,596	*\$1,805
Recerts	796	801	977	1,368	1,537	1,687	1,907
Rutherford County <b>NEW</b>	*\$841	*846	*\$971	*1,339	*1,399	*1,609	*1,819
Recerts	843	847	977	1,339	1,514	1,741	1,969
McDowell County <b>NEW</b>	*821	*830	*971	*1,239	*1,286	*1,479	*1,673
Recerts	821	878	977	1,239	1,367	1,572	1,778
Polk County <b>NEW</b>	*\$865	*870	*1,032	*1,419	*1,731	*1,991	*2,251
Recerts	878	883	1,151	1,419	1,845	2,122	2,398

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

AAF (Table 1)

Effective 12/2025

1.031 - utilities included

1.031 – utilities excluded

- ❖ Social Security Increase – effective 1/1/26 = 2.8%    Medicare Premium - \$202.90
- ❖ Portable Admin Fee 2025 = \$61.18 (80% of \$76.47 x 91%)