



THE HOUSING PARTNERSHIP

Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area

2020 HUD+ Median Income Guidelines

Annual Income / Family Size

	120%	115%	110%	100%	80%	60%	50%	40%	35%	30%*
1	\$70,200	\$67,275	\$64,350	\$58,500	\$46,800	\$35,100	\$29,250	\$23,400	\$20,475	\$17,550
2	\$80,160	\$76,820	\$73,480	\$66,800	\$53,450	\$40,080	\$33,400	\$26,720	\$23,380	\$20,050
3	\$90,240	\$86,480	\$82,720	\$75,200	\$60,150	\$45,120	\$37,600	\$30,080	\$26,320	\$22,550
4	\$100,200	\$96,025	\$91,850	\$83,500	\$66,800	\$50,100	\$41,750	\$33,400	\$29,225	\$26,200
5	\$108,240	\$103,730	\$99,220	\$90,200	\$72,150	\$54,120	\$45,100	\$36,080	\$31,570	\$30,680
6	\$116,280	\$111,435	\$106,590	\$96,900	\$77,500	\$58,140	\$48,450	\$38,760	\$33,915	\$35,160
7	\$124,320	\$119,140	\$113,960	\$103,600	\$82,850	\$62,160	\$51,800	\$41,440	\$36,260	\$39,640
8	\$132,360	\$126,845	\$121,330	\$110,300	\$88,200	\$66,180	\$55,150	\$44,120	\$38,605	\$44,120

30%, 50%, 80% and median totals are provided by HUD.

Monthly Income / Family Size

	120%	115%	110%	100%	80%	60%	50%	40%	35%	30%*
1	\$5,850	\$5,606	\$5,363	\$4,875	\$3,900	\$2,925	\$2,438	\$1,950	\$1,706	\$1,463
2	\$6,680	\$6,402	\$6,123	\$5,567	\$4,454	\$3,340	\$2,783	\$2,227	\$1,948	\$1,671
3	\$7,520	\$7,207	\$6,893	\$6,267	\$5,013	\$3,760	\$3,133	\$2,507	\$2,193	\$1,879
4	\$8,350	\$8,002	\$7,654	\$6,958	\$5,567	\$4,175	\$3,479	\$2,783	\$2,435	\$2,183
5	\$9,020	\$8,644	\$8,268	\$7,517	\$6,013	\$4,510	\$3,758	\$3,007	\$2,631	\$2,557
6	\$9,690	\$9,286	\$8,883	\$8,075	\$6,458	\$4,845	\$4,038	\$3,230	\$2,826	\$2,930
7	\$10,360	\$9,928	\$9,497	\$8,633	\$6,904	\$5,180	\$4,317	\$3,453	\$3,022	\$3,303
8	\$11,030	\$10,570	\$10,111	\$9,192	\$7,350	\$5,515	\$4,596	\$3,677	\$3,217	\$3,677

Updated April 8, 2020

<https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

Charlotte-Gastonia-Concord, NC-SC HUD Metro FMR Area contains the following areas: Cabarrus, Gaston, Mecklenburg, & Union Counties, NC and York County, SC.

*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the DHHS poverty guidelines, provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low-income limits may equal the very low (50%) income limits.

+Not intended for use when determining income limits for LIHTC projects. LIHTC calculates income as a factor proportionate to 100% AMI; not the lesser of formula used by HUD.

