



DREAMKEY
PARTNERS

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

2021 HUD* Median Income Guidelines

Annual Income / Family Size

	120%	115%	110%	100%	80%	60%	50%	40%	35%	30%*
1	\$70,800	\$67,850	\$64,900	\$59,000	\$47,150	\$35,400	\$29,500	\$23,600	\$20,650	\$17,700
2	\$80,880	\$77,510	\$74,140	\$67,400	\$53,900	\$40,440	\$33,700	\$26,960	\$23,590	\$20,200
3	\$90,960	\$87,170	\$83,380	\$75,800	\$60,650	\$45,480	\$37,900	\$30,320	\$26,530	\$22,750
4	\$101,040	\$96,830	\$92,620	\$84,200	\$67,350	\$50,520	\$42,100	\$33,680	\$29,470	\$26,500
5	\$109,200	\$104,650	\$100,100	\$91,000	\$72,750	\$54,600	\$45,500	\$36,400	\$31,850	\$31,040
6	\$117,240	\$112,355	\$107,470	\$97,700	\$78,150	\$58,620	\$48,850	\$39,080	\$34,195	\$35,580
7	\$125,400	\$120,175	\$114,950	\$104,500	\$83,550	\$62,700	\$52,250	\$41,800	\$36,575	\$40,120
8	\$133,440	\$127,880	\$122,320	\$111,200	\$88,950	\$66,720	\$55,600	\$44,480	\$38,920	\$44,660

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	\$5,900	\$5,654	\$5,408	\$4,917	\$3,929	\$2,950	\$2,458	\$1,967	\$1,721	\$1,475
2	\$6,740	\$6,459	\$6,178	\$5,617	\$4,492	\$3,370	\$2,808	\$2,247	\$1,966	\$1,683
3	\$7,580	\$7,264	\$6,948	\$6,317	\$5,054	\$3,790	\$3,158	\$2,527	\$2,211	\$1,896
4	\$8,420	\$8,069	\$7,718	\$7,017	\$5,613	\$4,210	\$3,508	\$2,807	\$2,456	\$2,208
5	\$9,100	\$8,721	\$8,342	\$7,583	\$6,063	\$4,550	\$3,792	\$3,033	\$2,654	\$2,587
6	\$9,770	\$9,363	\$8,956	\$8,142	\$6,513	\$4,885	\$4,071	\$3,257	\$2,850	\$2,965
7	\$10,450	\$10,015	\$9,579	\$8,708	\$6,963	\$5,225	\$4,354	\$3,483	\$3,048	\$3,343
8	\$11,120	\$10,657	\$10,193	\$9,267	\$7,413	\$5,560	\$4,633	\$3,707	\$3,243	\$3,722

Updated April 22, 2021

<https://www.huduser.gov/portal/datasets/il/il2021/2021summary.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.

