



DREAMKEY
PARTNERS

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

2023 HUD+ Median Income Guidelines

Annual Income / Family Size

	120%	115%	110%	100%	80%	60%	50%	40%	35%	30%*
1	\$83,760	\$80,270	\$76,780	\$69,800	\$55,850	\$41,880	\$34,900	\$27,920	\$24,430	\$20,950
2	\$95,760	\$91,770	\$87,780	\$79,800	\$63,800	\$47,880	\$39,900	\$31,920	\$27,930	\$23,950
3	\$107,760	\$103,270	\$98,780	\$89,800	\$71,800	\$53,880	\$44,900	\$35,920	\$31,430	\$26,950
4	\$123,360	\$118,220	\$113,080	\$102,800	\$79,750	\$61,680	\$49,850	\$41,120	\$35,980	\$30,000
5	\$129,240	\$123,855	\$118,470	\$107,700	\$86,150	\$64,620	\$53,850	\$43,080	\$37,695	\$35,140
6	\$138,840	\$133,055	\$127,270	\$115,700	\$92,550	\$69,420	\$57,850	\$46,280	\$40,495	\$40,280
7	\$148,440	\$142,255	\$136,070	\$123,700	\$98,900	\$74,220	\$61,850	\$49,480	\$43,295	\$45,420
8	\$158,040	\$151,455	\$144,870	\$131,700	\$105,300	\$79,020	\$65,850	\$52,680	\$46,095	\$50,560

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	\$6,980	\$6,689	\$6,398	\$5,817	\$4,654	\$3,490	\$2,908	\$2,327	\$2,036	\$1,746
2	\$7,980	\$7,648	\$7,315	\$6,650	\$5,317	\$3,990	\$3,325	\$2,660	\$2,328	\$1,996
3	\$8,980	\$8,606	\$8,232	\$7,483	\$5,983	\$4,490	\$3,742	\$2,993	\$2,619	\$2,246
4	\$10,280	\$9,852	\$9,423	\$8,567	\$6,646	\$5,140	\$4,154	\$3,427	\$2,998	\$2,500
5	\$10,770	\$10,321	\$9,873	\$8,975	\$7,179	\$5,385	\$4,488	\$3,590	\$3,141	\$2,928
6	\$11,570	\$11,088	\$10,606	\$9,642	\$7,713	\$5,785	\$4,821	\$3,857	\$3,375	\$3,357
7	\$12,370	\$11,855	\$11,339	\$10,308	\$8,242	\$6,185	\$5,154	\$4,123	\$3,608	\$3,785
8	\$13,170	\$12,621	\$12,073	\$10,975	\$8,775	\$6,585	\$5,488	\$4,390	\$3,841	\$4,213

Updated May 16, 2023

<https://www.huduser.gov/portal/datasets/il/il2023/2023summary.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.

