



**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.

