



Lake
Norman
CDC

Advancing Affordable Housing

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

2022 HUD* Median Income Guidelines

Annual Income / Family Size

	120%	115%	110%	100%	80%	60%	50%	40%	35%	30%*
1	\$79,200	\$75,900	\$72,600	\$66,000	\$52,750	\$39,600	\$33,000	\$26,400	\$23,100	\$19,800
2	\$90,480	\$86,710	\$82,940	\$75,400	\$60,300	\$45,240	\$37,700	\$30,160	\$26,390	\$22,600
3	\$101,760	\$97,520	\$93,280	\$84,800	\$67,850	\$50,880	\$42,400	\$33,920	\$29,680	\$25,450
4	\$115,560	\$110,745	\$105,930	\$96,300	\$75,350	\$57,780	\$47,100	\$38,520	\$33,705	\$28,250
5	\$122,160	\$117,070	\$111,980	\$101,800	\$81,400	\$61,080	\$50,900	\$40,720	\$35,630	\$32,470
6	\$131,160	\$125,695	\$120,230	\$109,300	\$87,450	\$65,580	\$54,650	\$43,720	\$38,255	\$37,190
7	\$140,280	\$134,435	\$128,590	\$116,900	\$93,450	\$70,140	\$58,450	\$46,760	\$40,915	\$41,910
8	\$149,280	\$143,060	\$136,840	\$124,400	\$99,500	\$74,640	\$62,200	\$49,760	\$43,540	\$46,630

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	\$6,600	\$6,325	\$6,050	\$5,500	\$4,396	\$3,300	\$2,750	\$2,200	\$1,925	\$1,650
2	\$7,540	\$7,226	\$6,912	\$6,283	\$5,025	\$3,770	\$3,142	\$2,513	\$2,199	\$1,883
3	\$8,480	\$8,127	\$7,773	\$7,067	\$5,654	\$4,240	\$3,533	\$2,827	\$2,473	\$2,121
4	\$9,630	\$9,229	\$8,828	\$8,025	\$6,279	\$4,815	\$3,925	\$3,210	\$2,809	\$2,354
5	\$10,180	\$9,756	\$9,332	\$8,483	\$6,783	\$5,090	\$4,242	\$3,393	\$2,969	\$2,706
6	\$10,930	\$10,475	\$10,019	\$9,108	\$7,288	\$5,465	\$4,554	\$3,643	\$3,188	\$3,099
7	\$11,690	\$11,203	\$10,716	\$9,742	\$7,788	\$5,845	\$4,871	\$3,897	\$3,410	\$3,493
8	\$12,440	\$11,922	\$11,403	\$10,367	\$8,292	\$6,220	\$5,183	\$4,147	\$3,628	\$3,886

Effective date April 18, 2022

<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.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.

