

State of North Carolina

Effective: 04/27/20

Income Limits

Location	Program	1	2	3	4	5 Person	6	7	8	Dependents
		Person	Person	Person	Person	Person	Person	Person	Person	
Cleveland County Median Family Income \$52,300	Extremely Low Income	12760	17240	21720	26200	30680	33700	36050	38350	1 480
	Very Low Income	20350	23250	26150	29050	31400	33700	36050	38350	
	Low-Income	32550	37200	41850	46500	50250	53950	57700	61400	
McDowell County Median Family Income \$49,100	Extremely Low Income	12760	17240	21720	26200	30680	33700	36050	38350	3 1440
	Very Low Income	20350	23250	26150	29050	31400	33700	36050	38350	
	Low-Income	32550	37200	41850	46500	50250	53950	57700	61400	
Polk County Median Family Income \$60,600	Extremely Low Income	12760	17240	21720	26200	30680	35150	37600	40000	4 1920
	Very Low Income	21250	24250	27300	30300	32750	35150	37600	40000	
	Low-Income	33950	38800	43650	48500	52400	56300	60150	64050	
Rutherford County Median Family Income \$55,800	Extremely Low Income	12760	17240	21720	26200	30680	33700	36050	38350	6 2880
	Very Low Income	20350	23250	26150	29050	31400	33700	36050	38350	
	Low-Income	32550	37200	41850	46500	50250	53950	57700	61400	

Extremely Low = 30% of area median Very Low = 50% of Area Median Low Income = 80% of area median

Fair Market Rents and Voucher Payment Standards
Isothermal Planning & Development Commission – Effective 10/01/2020

Location	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Cleveland County	*543	*\$600	*\$762	*\$1011	*\$1239	*\$1425	*\$1611
Rutherford County	*574	*579	*762	*948	*1092	*1256	*1420
McDowell County	*642	*647	*762	*948	*1234	**1355	1459
Polk County	*687	*693	*845	*1051	*1210	**1328	**1502

Exceptions: * Set at 110% of FMR

 ** Set at 105% of FMR

AAF (Table 1)

Effective 12/27/18

1.032 - utilities excluded

1.031 – utilities included

- ❖ Mobile home pad space = 40% of FMR / Pmt. Std. for 2-Bedroom Family
- ❖ Social Security Increase – effective 1/1/20 = 1.6% Medicare Premium - \$144.60
- ❖ Portable Admin Fee 2019 = \$37.38 (80% of \$58.40 x 80%)

Rev 09/28/2020