

Habitat for Humanity of the Charlotte Region

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

2024 HUD Median Income Guidelines

Annual Income by Family Size

HH size	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	100%
1	22,275	25,988	29,700	33,413	37,125	40,838	44,550	48,263	51,975	55,688	59,400	74,250
2	25,444	29,684	33,925	38,166	42,406	46,647	50,888	55,128	59,369	63,609	67,850	84,813
3	28,631	33,403	38,175	42,947	47,719	52,491	57,263	62,034	66,806	71,578	76,350	95,438
4	31,800	37,100	42,400	47,700	53,000	58,300	63,600	68,900	74,200	79,500	84,800	106,000
5	34,350	40,075	45,800	51,525	57,250	62,975	68,700	74,425	80,150	85,875	91,600	114,500
6	36,900	43,050	49,200	55,350	61,500	67,650	73,800	79,950	86,100	92,250	98,400	123,000
7	39,450	46,025	52,600	59,175	65,750	72,325	78,900	85,475	92,050	98,625	105,200	131,500
8	41,981	48,978	55,975	62,972	69,969	76,966	83,963	90,959	97,956	104,953	111,950	139,938

Monthly Income by Family Size

HH size	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	100%
1	1,856	2,166	2,475	2,784	3,094	3,403	3,713	4,022	4,331	4,641	4,950	6,188
2	2,120	2,474	2,827	3,180	3,534	3,887	4,241	4,594	4,947	5,301	5,654	7,068
3	2,386	2,784	3,181	3,579	3,977	4,374	4,772	5,170	5,567	5,965	6,363	7,953
4	2,650	3,092	3,533	3,975	4,417	4,858	5,300	5,742	6,183	6,625	7,067	8,833
5	2,863	3,340	3,817	4,294	4,771	5,248	5,725	6,202	6,679	7,156	7,633	9,542
6	3,075	3,588	4,100	4,613	5,125	5,638	6,150	6,663	7,175	7,688	8,200	10,250
7	3,288	3,835	4,383	4,931	5,479	6,027	6,575	7,123	7,671	8,219	8,767	10,958
8	3,498	4,082	4,665	5,248	5,831	6,414	6,997	7,580	8,163	8,746	9,329	11,661

Effective Date: July 1, 2024

https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?STATES=37.0&INPUTNAME=METRO16740M16740*3711999999%2

Notes: 100% AMI calculated from L80 (Low Income, 80% AMI) for each household size. All other AMI Categories were calculated based on this 100%AMI. Slight variations on 50% and 30% column against HUD Extremely Low Income