**[FY 2023 Income Limits Summary](https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=37.0&INPUTNAME=METRO16740M16740*3717999999%2BUnion+County&statelist=&stname=North+Carolina&wherefrom=%24wherefrom%24&statefp=37&year=2023&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations)**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **FY 2023 Income Limit Area** | **Median Family Income**  Top of Form    Bottom of Form | **FY 2023 Income Limit Category** | **Persons in Family** | | | | | | | |
| **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
| **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area** | $102,800 | **Very Low (50%) Income Limits ($)**  Top of Form    Bottom of Form | 34,900 | 39,900 | 44,900 | **49,850** | 53,850 | 57,850 | 61,850 | 65,850 |
| **Extremely Low Income Limits ($)\***  Top of Form    Bottom of Form | 20,950 | 23,950 | 26,950 | **30,000** | 35,140 | 40,280 | 45,420 | 50,560 |
| **Low (80%) Income Limits ($)**  Top of Form    Bottom of Form | 55,850 | 63,800 | 71,800 | **79,750** | 86,150 | 92,550 | 98,900 | 105,300 |

NOTE: **Union County** is part of the **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**, so all information presented here applies to all of the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area.

The **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area** contains the following areas: Cabarrus County, NC; Gaston County, NC; Mecklenburg County, NC; Union County, 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 poverty guideline as [established by the Department of Health and Human Services (HHS)](https://www.federalregister.gov/documents/2022/01/21/2022-01166/annual-update-of-the-hhs-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.

Income Limit areas are based on FY 2023 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2023 [Fair Market Rent documentation system](https://www.huduser.gov/portal/datasets/fmr.html#2023_query).

<https://nchousing.org/wp-content/uploads/2017/01/NCH-CountyProfile-Union.pdf>

**What is "Affordable Housing"?**

* **"Affordable housing"** is housing that is affordable to households with low incomes, meaning that these **households pay no more than 30% of their income**for housing costs like rent, mortgage, and utilities.
* **"Low-income"**is based on the **Area Median Income ("AMI")** of the city or county. Typically, households are considered low-income if they earn no more than **80% of AMI**.
  + Households earning under 50% of AMI are considered very low-income.
  + Households earning under 30% of AMI are considered extremely low-income.