

**FEDERAL INCOME LIMITS EFFECTIVE 5/1/2026**

HOUSEHOLD SIZE -	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	
**EXTREMELY- LOW	30%	36,000	41,150	46,300	51,400	55,550	59,650	63,750	67,850
VERY LOW	50%	60,000	68,600	77,150	85,700	92,600	99,450	106,300	113,150
LOW	80%	96,000	109,700	123,400	137,100	148,100	159,050	170,050	181,000

**FAIR MARKET RENTS**                      **0 BED.**        **1 BED.**        **2 BED.**                      **3 BED.**                      **4 BED.**  
**INCLUDES ALL UTILITIES**

OCT. 1, 2023		\$2212	\$2377	\$2827	\$3418	\$3765
APRIL 28, 2025		\$2263	\$2394	\$2837	\$3418	\$3761
OCT. 1, 2025		\$2359	\$2476	\$2941	\$3526	\$3894

**PAYMENT STANDARD**

OCT. 1, 2023		\$2212	\$2377	\$2827	\$3418	\$3765
MAY 1, 2025		\$2263	\$2394	\$2837	\$3418	\$3761
OCT. 1, 2025		\$2359	\$2476	\$2941	\$3526	\$3894

**STATE INCOME LEVELS April 14, 2025**

HOUSEHOLD SIZE -	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT
	92,650	105,850	119,100	132,300	142,900	153,500	164,100	174,650

**FLAT RENTS – OCTOBER 1, 2025**

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
	\$1981	\$2353	\$2821	\$3115
% FMR	80%	80%	80%	80%

**\*\* Section 8 = 75% of New Admissions must be Extremely Low  
 Public Housing = 40 % of New Admissions must be Extremely Low**

### FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family								Download .csv
			1	2	3	4	5	6	7	8	
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$164,600	Very Low (50%) Income Limits (\$) <a href="#">View</a>	\$60,000	\$68,600	\$77,150	\$85,700	\$92,600	\$99,450	\$106,300	\$113,150	
		Extremely Low Income Limits (\$) <a href="#">View</a>	\$36,000	\$41,150	\$46,300	\$51,400	\$55,550	\$59,650	\$63,750	\$67,850	
		Low (80%) Income Limits (\$) <a href="#">View</a>	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100	\$159,050	\$170,050	\$181,000	