

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

APRIL 28, 2025 \$2263 \$2394 \$2837 \$3418 \$3761

OCT. 1, 2025 \$2359 \$2476 \$2941 \$3526 \$3894

OCT. 1, 2026 \$2440 \$2518 \$3008 \$3584 \$3953

PAYMENT STANDARD

MAY 1, 2025 \$2263 \$2394 \$2837 \$3418 \$3761

OCT. 1, 2025 \$2359 \$2476 \$2941 \$3526 \$3894

OCT. 1, 2026 \$2440 \$2518 \$3008 \$3584 \$3953

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

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

jginclimit 9/9/2026

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 (\$)	\$60,000	\$68,600	\$77,150	\$85,700	\$92,600	\$99,450	\$106,300	\$113,150	
		Extremely Low Income Limits (\$)*	\$36,000	\$41,150	\$46,300	\$51,400	\$55,550	\$59,650	\$63,750	\$67,850	
		Low (80%) Income Limits (\$)	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100	\$159,050	\$170,050	\$181,000	