INCOME AND RENTS 2026

INCOME LIMITS [1]

(Area Median Income by Household Size)

	50%	65%	80%	100%
1 person	$49,450	$64,285	$79,100	$98,900
2	$56,500	$73,450	$90,400	$113,000
3	$63,550	$82,615	$101,700	$127,100
4	$70,600	$91,780	$112,950	$141,200
5	$76,250	$99,125	$122,000	$152,500
6	$81,900	$106,470	$131,050	$163,800

RENT LIMITS [2]

(Inclusive of utilities)

	50%	65%	80%	100%
Studio	$1,236	$1,607	$1,978	$2,473
1 B	$1,413	$1,836	$2,260	$2,825
2 B	$1,589	$2,065	$2,543	$3,178
3 B	$1,765	$2,295	$2,824	$3,530
4 B	$1,906	$2,478	$3,050	$3,813

ACCESSORY AFFORDABLE APARTMENT [3]

(80% AMI by average household size)

Studio	$1,978
1 B	$2,119
2B	$2,401

[1] 50% AMI and 80% AMI are not a direct calculation from 100% AMI. Per HUD they are based on a 5 year average. Visit HUD website to learn more.

[2] Calculated using LIP formula of bedroom +1 for household size. If a developer's only source of public funding is Community Preservation Act/Trust funds, then LIP rents apply. Other subsidizing agencies may employ different formulas for calculating monthly rent resulting in some variability to the numbers herein.

[3] 80% AMI calculated based on average income for 1 & 2 and 2 & 3 person households.