



A COMMUNITY OF POSSIBILITIES

2026 HUD Income Limits

Effective Date: May 1, 2026

Issue Date: May 1, 2026

Expires: Effective until superseded

MEDIAN INCOME = \$100,600

FY 2026 INCOME LIMIT CATEGORY	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW (50%) INCOME LIMITS	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
EXTREMELY LOW INCOME LIMITS	21,150	24,200	27,320	33,000	38,680	44,360	50,040	55,720
LOW (80%) INCOME LIMITS	56,350	64,400	72,450	80,500	86,950	93,400	99,850	106,300

The San Antonio-New Braunfels, TX HUD Metro FMR Area contains the following areas: Bandera County, TX; Bexar County, TX; Comal County, TX; Guadalupe County, TX; and Wilson County, TX.

* 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), 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.

