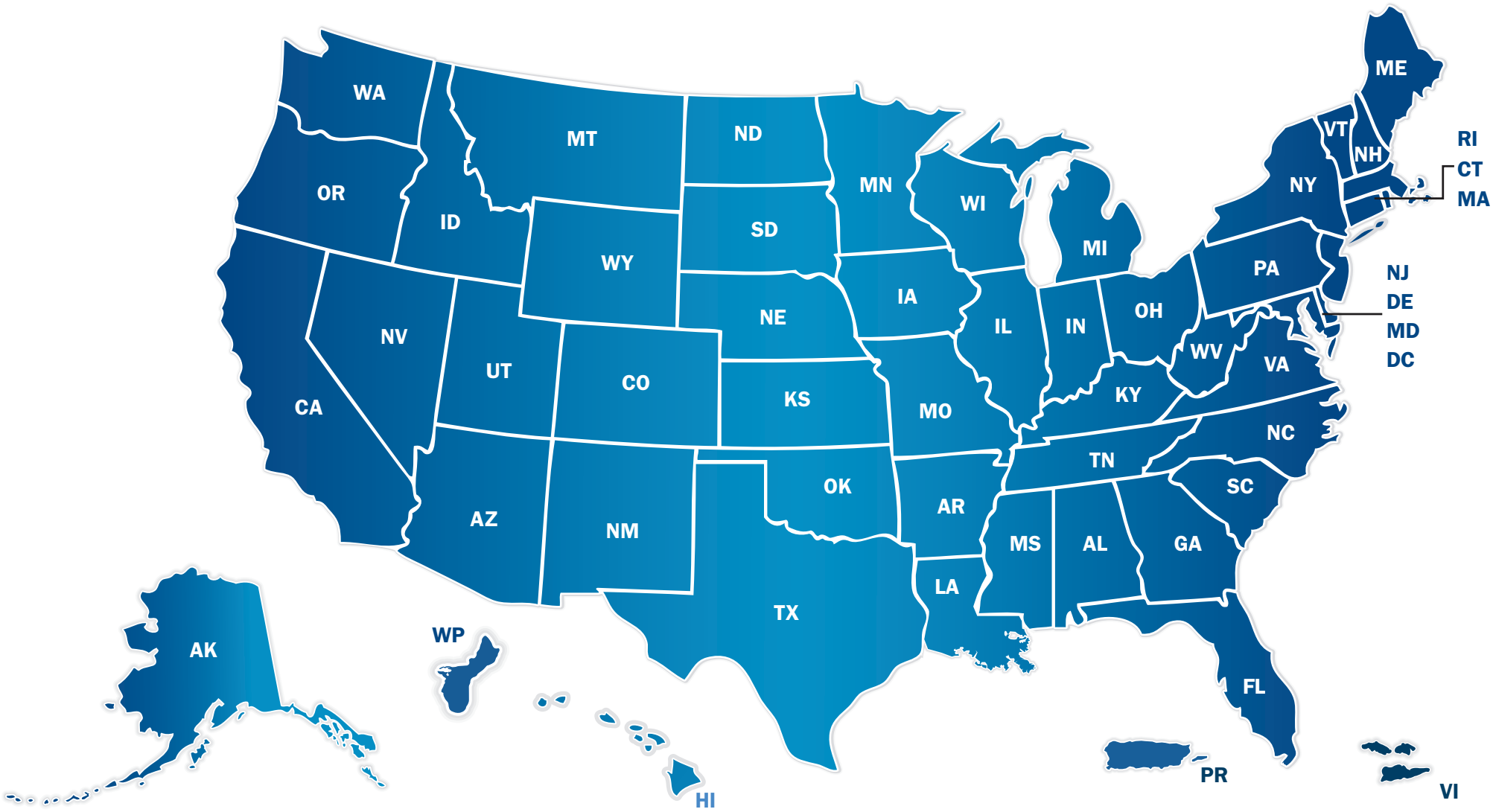
USDA

United States Department of Agriculture

Select a state to see the income limits for the counties in that state.

Click Here for MSA Definitions

Rural Development Single Family Housing Guaranteed Loan Program



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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Anniston-Oxford, AL MSA								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Auburn-Opelika, AL								
Auburn-Opelika, AL HUD Metro FMR Area								
VERY LOW INCOME	52400	52400	52400	52400	69150	69150	69150	69150
LOW INCOME	83850	83850	83850	83850	110700	110700	110700	110700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon County, AL HUD Metro FMR Area								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Birmingham, AL								
Birmingham-Hoover, AL HUD Metro FMR Area								
VERY LOW INCOME	52050	52050	52050	52050	68750	68750	68750	68750
LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chilton County, AL HUD Metro FMR Area								
VERY LOW INCOME	42550	42550	42550	42550	56200	56200	56200	56200
LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walker County, AL HUD Metro FMR Area								
VERY LOW INCOME	39050	39050	39050	39050	51550	51550	51550	51550
LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbus, GA-AL								
Columbus, GA-AL HUD Metro FMR Area								
VERY LOW INCOME	42350	42350	42350	42350	55850	55850	55850	55850
LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Daphne-Fairhope-Foley, AL MSA								
VERY LOW INCOME	51150	51150	51150	51150	67500	67500	67500	67500
LOW INCOME	81800	81800	81800	81800	108000	108000	108000	108000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Decatur, AL MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	44800	44800	44800	44800	59150	59150	59150	59150
LOW INCOME	71700	71700	71700	71700	94650	94650	94650	94650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dothan, AL								
Dothan, AL HUD Metro FMR Area								
VERY LOW INCOME	39650	39650	39650	39650	52350	52350	52350	52350
LOW INCOME	63450	63450	63450	63450	83800	83800	83800	83800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County, AL HUD Metro FMR Area								
VERY LOW INCOME	42750	42750	42750	42750	56450	56450	56450	56450
LOW INCOME	68400	68400	68400	68400	90300	90300	90300	90300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Florence-Muscle Shoals, AL MSA								
VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
LOW INCOME	72450	72450	72450	72450	95650	95650	95650	95650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gadsden, AL MSA								
VERY LOW INCOME	39300	39300	39300	39300	51900	51900	51900	51900
LOW INCOME	62900	62900	62900	62900	83050	83050	83050	83050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntsville, AL MSA								
VERY LOW INCOME	57750	57750	57750	57750	76250	76250	76250	76250
LOW INCOME	92400	92400	92400	92400	122000	122000	122000	122000
MOD.INC-GUAR.LOAN	132850	132850	132850	132850	175400	175400	175400	175400
Mobile, AL MSA								
VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery, AL MSA								
VERY LOW INCOME	44400	44400	44400	44400	58650	58650	58650	58650
LOW INCOME	71050	71050	71050	71050	93800	93800	93800	93800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tuscaloosa, AL								
Greene County, AL HUD Metro FMR Area								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Pickens County, AL HUD Metro FMR Area								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tuscaloosa, AL HUD Metro FMR Area								
VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barbour County, AL								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bullock County, AL								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butler County, AL								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chambers County, AL								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, AL								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Choctaw County, AL								
VERY LOW INCOME	37450	37450	37450	37450	49450	49450	49450	49450
LOW INCOME	59900	59900	59900	59900	79100	79100	79100	79100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarke County, AL								
VERY LOW INCOME	37800	37800	37800	37800	49900	49900	49900	49900
LOW INCOME	60500	60500	60500	60500	79900	79900	79900	79900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Clay County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleburne County, AL									
	VERY LOW INCOME	39700	39700	39700	39700	52400	52400	52400	52400
	LOW INCOME	63500	63500	63500	63500	83850	83850	83850	83850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coffee County, AL									
	VERY LOW INCOME	43550	43550	43550	43550	57500	57500	57500	57500
	LOW INCOME	69700	69700	69700	69700	92050	92050	92050	92050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Conecuh County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coosa County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Covington County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crenshaw County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cullman County, AL									
	VERY LOW INCOME	41450	41450	41450	41450	54750	54750	54750	54750
	LOW INCOME	66300	66300	66300	66300	87550	87550	87550	87550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dale County, AL									
	VERY LOW INCOME	38250	38250	38250	38250	50500	50500	50500	50500
	LOW INCOME	61200	61200	61200	61200	80800	80800	80800	80800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Dallas County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
DeKalb County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Escambia County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayette County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lamar County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marengo County, AL									
	VERY LOW INCOME	41950	41950	41950	41950	55400	55400	55400	55400
	LOW INCOME	67100	67100	67100	67100	88600	88600	88600	88600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Marshall County, AL									
	VERY LOW INCOME	40900	40900	40900	40900	54000	54000	54000	54000
	LOW INCOME	65450	65450	65450	65450	86400	86400	86400	86400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perry County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, AL									
	VERY LOW INCOME	38850	38850	38850	38850	51300	51300	51300	51300
	LOW INCOME	62150	62150	62150	62150	82050	82050	82050	82050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sumter County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Talladega County, AL									
	VERY LOW INCOME	38050	38050	38050	38050	50250	50250	50250	50250
	LOW INCOME	60900	60900	60900	60900	80400	80400	80400	80400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tallapoosa County, AL									
	VERY LOW INCOME	38800	38800	38800	38800	51250	51250	51250	51250
	LOW INCOME	62100	62100	62100	62100	82000	82000	82000	82000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, AL									
	VERY LOW INCOME	43050	43050	43050	43050	56850	56850	56850	56850
	LOW INCOME	68850	68850	68850	68850	90900	90900	90900	90900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Wilcox County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winston County, AL									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Anchorage, AK								
Anchorage, AK HUD Metro FMR Area								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Matanuska-Susitna Borough, AK HUD Metro FMR Area								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Fairbanks-College, AK MSA								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Aleutians East Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Aleutians West Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Bethel Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Bristol Bay Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Chugach Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Copper River Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Denali Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Dillingham Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Haines Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hoonah-Angoon Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Juneau City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Kenai Peninsula Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Ketchikan Gateway Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kodiak Island Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Kusilvak Census Area								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Lake and Peninsula Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Nome Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
North Slope Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Northwest Arctic Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Petersburg Borough								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Prince of Wales-Hyder Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sitka City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Skagway Municipality, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Southeast Fairbanks Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Wrangell City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

Note: Alaska Home Ownership VLI and LI Median Incomes apply to RHS programs and may not be applied to Low-Income Housing Tax Credit or HUD programs

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Yakutat City and Borough, AK	FY 2026 ADJUSTED INCOME LIMITS							
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950
Yukon-Koyukuk Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	63300	63300	63300	63300	83550	83550	83550	83550
RHS LOW INCOME	101300	101300	101300	101300	133700	133700	133700	133700
RHS MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	95200	95200	95200	95200	125650	125650	125650	125650
RHS LOW INCOME	152300	152300	152300	152300	201000	201000	201000	201000
RHS MOD.INC-GUAR.LOAN	218900	218900	218900	218900	288950	288950	288950	288950

Note: Alaska Home Ownership VLI and LI Median Incomes apply to RHS programs and may not be applied to Low-Income Housing Tax Credit or HUD programs

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARIZONA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Flagstaff, AZ MSA								
VERY LOW INCOME	56000	56000	56000	56000	73950	73950	73950	73950
LOW INCOME	89600	89600	89600	89600	118300	118300	118300	118300
MOD.INC-GUAR.LOAN	128800	128800	128800	128800	170050	170050	170050	170050
Lake Havasu City-Kingman, AZ MSA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phoenix-Mesa-Chandler, AZ MSA								
VERY LOW INCOME	56200	56200	56200	56200	74200	74200	74200	74200
LOW INCOME	89900	89900	89900	89900	118700	118700	118700	118700
MOD.INC-GUAR.LOAN	129250	129250	129250	129250	170650	170650	170650	170650
Prescott Valley-Prescott, AZ MSA								
VERY LOW INCOME	47700	47700	47700	47700	63000	63000	63000	63000
LOW INCOME	76300	76300	76300	76300	100750	100750	100750	100750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sierra Vista-Douglas, AZ MSA								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tucson, AZ MSA								
VERY LOW INCOME	49900	49900	49900	49900	65900	65900	65900	65900
LOW INCOME	79850	79850	79850	79850	105450	105450	105450	105450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yuma, AZ MSA								
VERY LOW INCOME	39900	39900	39900	39900	52700	52700	52700	52700
LOW INCOME	63850	63850	63850	63850	84300	84300	84300	84300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Apache County, AZ								
VERY LOW INCOME	35000	35000	35000	35000	46200	46200	46200	46200
LOW INCOME	56000	56000	56000	56000	73950	73950	73950	73950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gila County, AZ								
VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARIZONA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Graham County, AZ									
	VERY LOW INCOME	42050	42050	42050	42050	55550	55550	55550	55550
	LOW INCOME	67300	67300	67300	67300	88850	88850	88850	88850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenlee County, AZ									
	VERY LOW INCOME	44200	44200	44200	44200	58350	58350	58350	58350
	LOW INCOME	70700	70700	70700	70700	93350	93350	93350	93350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
La Paz County, AZ									
	VERY LOW INCOME	35000	35000	35000	35000	46200	46200	46200	46200
	LOW INCOME	56000	56000	56000	56000	73950	73950	73950	73950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Navajo County, AZ									
	VERY LOW INCOME	38150	38150	38150	38150	50400	50400	50400	50400
	LOW INCOME	61050	61050	61050	61050	80600	80600	80600	80600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Santa Cruz County, AZ									
	VERY LOW INCOME	35000	35000	35000	35000	46200	46200	46200	46200
	LOW INCOME	56000	56000	56000	56000	73950	73950	73950	73950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Fayetteville-Springdale-Rogers, AR MSA								
VERY LOW INCOME	53450	53450	53450	53450	70600	70600	70600	70600
LOW INCOME	85500	85500	85500	85500	112900	112900	112900	112900
MOD.INC-GUAR.LOAN	122900	122900	122900	122900	162250	162250	162250	162250
Fort Smith, AR-OK MSA								
VERY LOW INCOME	38400	38400	38400	38400	50700	50700	50700	50700
LOW INCOME	61450	61450	61450	61450	81150	81150	81150	81150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hot Springs, AR MSA								
VERY LOW INCOME	40200	40200	40200	40200	53050	53050	53050	53050
LOW INCOME	64300	64300	64300	64300	84900	84900	84900	84900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jonesboro, AR								
Jonesboro, AR HUD Metro FMR Area								
VERY LOW INCOME	39650	39650	39650	39650	52350	52350	52350	52350
LOW INCOME	63450	63450	63450	63450	83800	83800	83800	83800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Poinsett County, AR HUD Metro FMR Area								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Little Rock-North Little Rock-Conway, AR								
Grant County, AR HUD Metro FMR Area								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Little Rock-North Little Rock-Conway, AR HUD Metro FMR Area								
VERY LOW INCOME	46850	46850	46850	46850	61850	61850	61850	61850
LOW INCOME	74950	74950	74950	74950	98950	98950	98950	98950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Memphis, TN-MS-AR								
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Texarkana, TX-AR								
Little River County, AR HUD Metro FMR Area								
VERY LOW INCOME	39750	39750	39750	39750	52500	52500	52500	52500
LOW INCOME	63600	63600	63600	63600	84000	84000	84000	84000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Texarkana, TX-Texarkana, AR HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Arkansas County, AR								
VERY LOW INCOME	38600	38600	38600	38600	50950	50950	50950	50950
LOW INCOME	61750	61750	61750	61750	81550	81550	81550	81550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ashley County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baxter County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Boone County, AR								
VERY LOW INCOME	37500	37500	37500	37500	49500	49500	49500	49500
LOW INCOME	60000	60000	60000	60000	79200	79200	79200	79200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bradley County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, AR								
VERY LOW INCOME	41950	41950	41950	41950	55400	55400	55400	55400
LOW INCOME	67100	67100	67100	67100	88600	88600	88600	88600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, AR								
VERY LOW INCOME	39900	39900	39900	39900	52700	52700	52700	52700
LOW INCOME	63850	63850	63850	63850	84300	84300	84300	84300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Chicot County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, AR									
	VERY LOW INCOME	38200	38200	38200	38200	50450	50450	50450	50450
	LOW INCOME	61100	61100	61100	61100	80700	80700	80700	80700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleburne County, AR									
	VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
	LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleveland County, AR									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Conway County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cross County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dallas County, AR									
	VERY LOW INCOME	38150	38150	38150	38150	50400	50400	50400	50400
	LOW INCOME	61050	61050	61050	61050	80600	80600	80600	80600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Desha County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Drew County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, AR									
	VERY LOW INCOME	37650	37650	37650	37650	49700	49700	49700	49700
	LOW INCOME	60250	60250	60250	60250	79550	79550	79550	79550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fulton County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, AR									
	VERY LOW INCOME	36100	36100	36100	36100	47700	47700	47700	47700
	LOW INCOME	57750	57750	57750	57750	76250	76250	76250	76250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hempstead County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hot Spring County, AR									
	VERY LOW INCOME	37200	37200	37200	37200	49150	49150	49150	49150
	LOW INCOME	59500	59500	59500	59500	78550	78550	78550	78550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howard County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Independence County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Izard County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, AR									
	VERY LOW INCOME	36500	36500	36500	36500	48200	48200	48200	48200
	LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, AR									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Marion County, AR	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mississippi County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, AR								
VERY LOW INCOME	37100	37100	37100	37100	49000	49000	49000	49000
LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nevada County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Newton County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ouachita County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phillips County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, AR								
VERY LOW INCOME	36500	36500	36500	36500	48200	48200	48200	48200
LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Polk County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pope County, AR								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Prairie County, AR								
VERY LOW INCOME	42200	42200	42200	42200	55750	55750	55750	55750
LOW INCOME	67500	67500	67500	67500	89100	89100	89100	89100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Searcy County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sevier County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sharp County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Francis County, AR								
VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Stone County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, AR									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Buren County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White County, AR									
	VERY LOW INCOME	38300	38300	38300	38300	50600	50600	50600	50600
	LOW INCOME	61300	61300	61300	61300	80950	80950	80950	80950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Woodruff County, AR									
	VERY LOW INCOME	35550	35550	35550	35550	46950	46950	46950	46950
	LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yell County, AR									
	VERY LOW INCOME	37400	37400	37400	37400	49400	49400	49400	49400
	LOW INCOME	59850	59850	59850	59850	79050	79050	79050	79050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bakersfield-Delano, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Chico, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
El Centro, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Fresno, CA								
Fresno, CA HUD Metro FMR Area								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Madera County, CA HUD Metro FMR Area								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Hanford-Corcoran, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Los Angeles-Long Beach-Anaheim, CA								
Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area								
VERY LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
LOW INCOME	134600	134600	134600	134600	177700	177700	177700	177700
MOD.INC-GUAR.LOAN	193500	193500	193500	193500	255450	255450	255450	255450
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area								
VERY LOW INCOME	93050	93050	93050	93050	122850	122850	122850	122850
LOW INCOME	148850	148850	148850	148850	196500	196500	196500	196500
MOD.INC-GUAR.LOAN	213950	213950	213950	213950	282450	282450	282450	282450

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Merced, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Modesto, CA MSA								
VERY LOW INCOME	51250	51250	51250	51250	67650	67650	67650	67650
LOW INCOME	82000	82000	82000	82000	108250	108250	108250	108250
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Napa, CA MSA								
VERY LOW INCOME	88150	88150	88150	88150	116350	116350	116350	116350
LOW INCOME	143150	143150	143150	143150	188950	188950	188950	188950
MOD.INC-GUAR.LOAN	205800	205800	205800	205800	271700	271700	271700	271700
Oxnard-Thousand Oaks-Ventura, CA MSA								
VERY LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
LOW INCOME	125600	125600	125600	125600	165800	165800	165800	165800
MOD.INC-GUAR.LOAN	180550	180550	180550	180550	238350	238350	238350	238350
Redding, CA MSA								
VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Riverside-San Bernardino-Ontario, CA MSA								
VERY LOW INCOME	61500	61500	61500	61500	81200	81200	81200	81200
LOW INCOME	98400	98400	98400	98400	129900	129900	129900	129900
MOD.INC-GUAR.LOAN	141450	141450	141450	141450	186750	186750	186750	186750
Sacramento-Roseville-Folsom, CA								
Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area								
VERY LOW INCOME	65700	65700	65700	65700	86750	86750	86750	86750
LOW INCOME	105100	105100	105100	105100	138750	138750	138750	138750
MOD.INC-GUAR.LOAN	151100	151100	151100	151100	199500	199500	199500	199500
Yolo, CA HUD Metro FMR Area								
VERY LOW INCOME	64800	64800	64800	64800	85550	85550	85550	85550
LOW INCOME	103700	103700	103700	103700	136900	136900	136900	136900
MOD.INC-GUAR.LOAN	149050	149050	149050	149050	196750	196750	196750	196750
Salinas, CA MSA								
VERY LOW INCOME	78200	78200	78200	78200	103250	103250	103250	103250
LOW INCOME	139050	139050	139050	139050	183550	183550	183550	183550
MOD.INC-GUAR.LOAN	199900	199900	199900	199900	263900	263900	263900	263900

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
San Diego-Chula Vista-Carlsbad, CA MSA								
VERY LOW INCOME	87450	87450	87450	87450	115450	115450	115450	115450
LOW INCOME	139900	139900	139900	139900	184700	184700	184700	184700
MOD.INC-GUAR.LOAN	201100	201100	201100	201100	265500	265500	265500	265500
San Francisco-Oakland-Fremont, CA								
Oakland-Fremont, CA HUD Metro FMR Area								
VERY LOW INCOME	84850	84850	84850	84850	112050	112050	112050	112050
LOW INCOME	135750	135750	135750	135750	179200	179200	179200	179200
MOD.INC-GUAR.LOAN	195150	195150	195150	195150	257600	257600	257600	257600
San Francisco, CA HUD Metro FMR Area								
VERY LOW INCOME	105050	105050	105050	105050	138700	138700	138700	138700
LOW INCOME	168100	168100	168100	168100	221900	221900	221900	221900
MOD.INC-GUAR.LOAN	241650	241650	241650	241650	319000	319000	319000	319000
San Jose-Sunnyvale-Santa Clara, CA								
San Benito County, CA HUD Metro FMR Area								
VERY LOW INCOME	73450	73450	73450	73450	97000	97000	97000	97000
LOW INCOME	117600	117600	117600	117600	155250	155250	155250	155250
MOD.INC-GUAR.LOAN	169050	169050	169050	169050	223150	223150	223150	223150
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area								
VERY LOW INCOME	102750	102750	102750	102750	135650	135650	135650	135650
LOW INCOME	162400	162400	162400	162400	214400	214400	214400	214400
MOD.INC-GUAR.LOAN	233450	233450	233450	233450	308200	308200	308200	308200
San Luis Obispo-Paso Robles, CA MSA								
VERY LOW INCOME	76450	76450	76450	76450	100900	100900	100900	100900
LOW INCOME	122400	122400	122400	122400	161550	161550	161550	161550
MOD.INC-GUAR.LOAN	175950	175950	175950	175950	232250	232250	232250	232250
Santa Cruz-Watsonville, CA MSA								
VERY LOW INCOME	108750	108750	108750	108750	143550	143550	143550	143550
LOW INCOME	196500	196500	196500	196500	259400	259400	259400	259400
MOD.INC-GUAR.LOAN	282450	282450	282450	282450	372850	372850	372850	372850
Santa Maria-Santa Barbara, CA MSA								
VERY LOW INCOME	91050	91050	91050	91050	120200	120200	120200	120200
LOW INCOME	145700	145700	145700	145700	192350	192350	192350	192350
MOD.INC-GUAR.LOAN	209450	209450	209450	209450	276500	276500	276500	276500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Santa Rosa-Petaluma, CA MSA								
VERY LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
LOW INCOME	131850	131850	131850	131850	174050	174050	174050	174050
MOD.INC-GUAR.LOAN	189550	189550	189550	189550	250250	250250	250250	250250
Stockton-Lodi, CA MSA								
VERY LOW INCOME	54050	54050	54050	54050	71350	71350	71350	71350
LOW INCOME	86500	86500	86500	86500	114200	114200	114200	114200
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Vallejo, CA MSA								
VERY LOW INCOME	68700	68700	68700	68700	90700	90700	90700	90700
LOW INCOME	109900	109900	109900	109900	145100	145100	145100	145100
MOD.INC-GUAR.LOAN	158000	158000	158000	158000	208600	208600	208600	208600
Visalia, CA MSA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Yuba City, CA MSA								
VERY LOW INCOME	50950	50950	50950	50950	67300	67300	67300	67300
LOW INCOME	81500	81500	81500	81500	107600	107600	107600	107600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Alpine County, CA								
VERY LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
LOW INCOME	99850	99850	99850	99850	131850	131850	131850	131850
MOD.INC-GUAR.LOAN	143550	143550	143550	143550	189500	189500	189500	189500
Amador County, CA								
VERY LOW INCOME	55250	55250	55250	55250	72950	72950	72950	72950
LOW INCOME	88400	88400	88400	88400	116700	116700	116700	116700
MOD.INC-GUAR.LOAN	127100	127100	127100	127100	167800	167800	167800	167800
Calaveras County, CA								
VERY LOW INCOME	51300	51300	51300	51300	67750	67750	67750	67750
LOW INCOME	82100	82100	82100	82100	108400	108400	108400	108400
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Colusa County, CA								
VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Del Norte County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Glenn County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Humboldt County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Inyo County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Lake County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Lassen County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Mariposa County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Mendocino County, CA									
	VERY LOW INCOME	49900	49900	49900	49900	65900	65900	65900	65900
	LOW INCOME	79850	79850	79850	79850	105450	105450	105450	105450
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Modoc County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Mono County, CA									
	VERY LOW INCOME	56150	56150	56150	56150	74050	74050	74050	74050
	LOW INCOME	89850	89850	89850	89850	118600	118600	118600	118600
	MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Nevada County, CA									
	VERY LOW INCOME	62550	62550	62550	62550	82600	82600	82600	82600
	LOW INCOME	100100	100100	100100	100100	132150	132150	132150	132150
	MOD.INC-GUAR.LOAN	143850	143850	143850	143850	189950	189950	189950	189950
Plumas County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Sierra County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Siskiyou County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Tehama County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Trinity County, CA									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Tuolumne County, CA									
	VERY LOW INCOME	51100	51100	51100	51100	67500	67500	67500	67500
	LOW INCOME	81750	81750	81750	81750	107950	107950	107950	107950
	MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Boulder, CO MSA								
VERY LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Colorado Springs, CO								
Colorado Springs, CO HUD Metro FMR Area								
VERY LOW INCOME	58200	58200	58200	58200	76850	76850	76850	76850
LOW INCOME	93100	93100	93100	93100	122900	122900	122900	122900
MOD.INC-GUAR.LOAN	133850	133850	133850	133850	176700	176700	176700	176700
Teller County, CO HUD Metro FMR Area								
VERY LOW INCOME	56300	56300	56300	56300	74350	74350	74350	74350
LOW INCOME	90100	90100	90100	90100	118950	118950	118950	118950
MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Denver-Aurora-Centennial, CO MSA								
VERY LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Fort Collins-Loveland, CO MSA								
VERY LOW INCOME	65200	65200	65200	65200	86100	86100	86100	86100
LOW INCOME	104300	104300	104300	104300	137700	137700	137700	137700
MOD.INC-GUAR.LOAN	149950	149950	149950	149950	197950	197950	197950	197950
Grand Junction, CO MSA								
VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Greeley, CO MSA								
VERY LOW INCOME	62450	62450	62450	62450	82450	82450	82450	82450
LOW INCOME	99900	99900	99900	99900	131900	131900	131900	131900
MOD.INC-GUAR.LOAN	143600	143600	143600	143600	189600	189600	189600	189600
Pueblo, CO MSA								
VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Alamosa County, CO								
VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Archuleta County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Baca County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Bent County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Chaffee County, CO									
	VERY LOW INCOME	55550	55550	55550	55550	73350	73350	73350	73350
	LOW INCOME	88900	88900	88900	88900	117350	117350	117350	117350
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Cheyenne County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Conejos County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Costilla County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Crowley County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Custer County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Delta County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Dolores County, CO									
	VERY LOW INCOME	51350	51350	51350	51350	67800	67800	67800	67800
	LOW INCOME	82150	82150	82150	82150	108450	108450	108450	108450
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Eagle County, CO									
	VERY LOW INCOME	69350	69350	69350	69350	91550	91550	91550	91550
	LOW INCOME	110950	110950	110950	110950	146500	146500	146500	146500
	MOD.INC-GUAR.LOAN	159500	159500	159500	159500	210550	210550	210550	210550
Fremont County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Garfield County, CO									
	VERY LOW INCOME	57050	57050	57050	57050	75350	75350	75350	75350
	LOW INCOME	91300	91300	91300	91300	120550	120550	120550	120550
	MOD.INC-GUAR.LOAN	131250	131250	131250	131250	173250	173250	173250	173250
Grand County, CO									
	VERY LOW INCOME	61600	61600	61600	61600	81300	81300	81300	81300
	LOW INCOME	98550	98550	98550	98550	130100	130100	130100	130100
	MOD.INC-GUAR.LOAN	141650	141650	141650	141650	187000	187000	187000	187000
Gunnison County, CO									
	VERY LOW INCOME	61850	61850	61850	61850	81650	81650	81650	81650
	LOW INCOME	98950	98950	98950	98950	130650	130650	130650	130650
	MOD.INC-GUAR.LOAN	142250	142250	142250	142250	187800	187800	187800	187800
Hinsdale County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Huerfano County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Jackson County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Kiowa County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Kit Carson County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
La Plata County, CO									
	VERY LOW INCOME	58750	58750	58750	58750	77550	77550	77550	77550
	LOW INCOME	94000	94000	94000	94000	124100	124100	124100	124100
	MOD.INC-GUAR.LOAN	135150	135150	135150	135150	178400	178400	178400	178400
Lake County, CO									
	VERY LOW INCOME	57450	57450	57450	57450	75800	75800	75800	75800
	LOW INCOME	91900	91900	91900	91900	121350	121350	121350	121350
	MOD.INC-GUAR.LOAN	132100	132100	132100	132100	174400	174400	174400	174400
Las Animas County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Lincoln County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Logan County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Mineral County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Moffat County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Montezuma County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Montrose County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Morgan County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Otero County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Ouray County, CO									
	VERY LOW INCOME	56200	56200	56200	56200	74200	74200	74200	74200
	LOW INCOME	89900	89900	89900	89900	118700	118700	118700	118700
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Phillips County, CO									
	VERY LOW INCOME	51550	51550	51550	51550	68050	68050	68050	68050
	LOW INCOME	82500	82500	82500	82500	108900	108900	108900	108900
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Pitkin County, CO									
	VERY LOW INCOME	71050	71050	71050	71050	93800	93800	93800	93800
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Prowers County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Rio Blanco County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Rio Grande County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Routt County, CO									
	VERY LOW INCOME	69350	69350	69350	69350	91550	91550	91550	91550
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Saguache County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
San Juan County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
San Miguel County, CO									
	VERY LOW INCOME	65550	65550	65550	65550	86550	86550	86550	86550
	LOW INCOME	104900	104900	104900	104900	138500	138500	138500	138500
	MOD.INC-GUAR.LOAN	150800	150800	150800	150800	199100	199100	199100	199100
Sedgwick County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950
Summit County, CO									
	VERY LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
	LOW INCOME	115050	115050	115050	115050	151900	151900	151900	151900
	MOD.INC-GUAR.LOAN	165400	165400	165400	165400	218350	218350	218350	218350
Washington County, CO									
	VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
	LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
	MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Yuma County, CO								
VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
MOD.INC-GUAR.LOAN	130250	130250	130250	130250	171950	171950	171950	171950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Bridgeport-Stamford-Danbury, CT MSA								
VERY LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
LOW INCOME	117100	117100	117100	117100	154600	154600	154600	154600
MOD.INC-GUAR.LOAN	168350	168350	168350	168350	222250	222250	222250	222250
Bridgeport town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
Bridgewater town, CT Exception Area								
VERY LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
LOW INCOME	109700	109700	109700	109700	144850	144850	144850	144850
MOD.INC-GUAR.LOAN	157700	157700	157700	157700	208200	208200	208200	208200
Darien town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Easton town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
Fairfield town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
Greenwich town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Monroe town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
New Canaan town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
New Milford town, CT Exception Area								
VERY LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
LOW INCOME	109700	109700	109700	109700	144850	144850	144850	144850
MOD.INC-GUAR.LOAN	157700	157700	157700	157700	208200	208200	208200	208200
Norwalk town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Stamford town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Stratford town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
Trumbull town, CT Exception Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	112500	112500	112500	112500	148500	148500	148500	148500
MOD.INC-GUAR.LOAN	161700	161700	161700	161700	213450	213450	213450	213450
Weston town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Westport town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Wilton town, CT Exception Area								
VERY LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
LOW INCOME	122550	122550	122550	122550	161800	161800	161800	161800
MOD.INC-GUAR.LOAN	176150	176150	176150	176150	232550	232550	232550	232550
Hartford-West Hartford-East Hartford, CT MSA								
VERY LOW INCOME	64600	64600	64600	64600	85300	85300	85300	85300
LOW INCOME	103350	103350	103350	103350	136450	136450	136450	136450
MOD.INC-GUAR.LOAN	148550	148550	148550	148550	196100	196100	196100	196100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Clinton town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Deep River town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Essex town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Killingworth town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Old Saybrook town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Westbrook town, CT Exception Area								
VERY LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Bethany town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Branford town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
East Haven town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Guilford town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Hamden town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Madison town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Meriden town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Milford town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850
New Haven town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
North Branford town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
North Haven town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Orange town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Wallingford town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
West Haven town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Woodbridge town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Norwich-New London-Willimantic, CT MSA								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Colchester town, CT Exception Area								
VERY LOW INCOME	74250	74250	74250	74250	98050	98050	98050	98050
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Lebanon town, CT Exception Area								
VERY LOW INCOME	74250	74250	74250	74250	98050	98050	98050	98050
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Ansonia town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850
Beacon Falls town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850
Bethlehem town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Bristol town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Cheshire town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Derby town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850
Middlebury town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Naugatuck town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Oxford town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850
Plymouth town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Prospect town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Seymour town, CT Exception Area								
VERY LOW INCOME	65150	65150	65150	65150	86000	86000	86000	86000
LOW INCOME	104250	104250	104250	104250	137650	137650	137650	137650
MOD.INC-GUAR.LOAN	149850	149850	149850	149850	197850	197850	197850	197850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Shelton town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Southbury town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Thomaston town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Waterbury town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Watertown town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Wolcott town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Woodbury town, CT Exception Area								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Ashford town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Brooklyn town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Canterbury town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Chaplin town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Eastford town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Hampton town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Killingly town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Plainfield town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Pomfret town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Putnam town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Scotland town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Sterling town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Thompson town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Union town, CT Exception Area								
VERY LOW INCOME	63250	63250	63250	63250	83500	83500	83500	83500
LOW INCOME	101200	101200	101200	101200	133600	133600	133600	133600
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Voluntown town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Woodstock town, CT Exception Area								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800
Northwest Hills Planning Region, CT								
VERY LOW INCOME	62250	62250	62250	62250	82200	82200	82200	82200
LOW INCOME	99600	99600	99600	99600	131500	131500	131500	131500
MOD.INC-GUAR.LOAN	146050	146050	146050	146050	192800	192800	192800	192800

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:DELAWARE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dover, DE MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	53900	53900	53900	53900	71150	71150	71150	71150
LOW INCOME	86200	86200	86200	86200	113800	113800	113800	113800
MOD.INC-GUAR.LOAN	123900	123900	123900	123900	163550	163550	163550	163550
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	61350	61350	61350	61350	81000	81000	81000	81000
LOW INCOME	98150	98150	98150	98150	129600	129600	129600	129600
MOD.INC-GUAR.LOAN	141100	141100	141100	141100	186300	186300	186300	186300
Sussex County, DE								
VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
MOD.INC-GUAR.LOAN	123350	123350	123350	123350	162850	162850	162850	162850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:DISTRICT OF COLUMBIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Washington-Arlington-Alexandria, DC-VA-MD-WV								
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	83050	83050	83050	83050	109650	109650	109650	109650
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Cape Coral-Fort Myers, FL MSA								
VERY LOW INCOME	56200	56200	56200	56200	74200	74200	74200	74200
LOW INCOME	89900	89900	89900	89900	118700	118700	118700	118700
MOD.INC-GUAR.LOAN	129250	129250	129250	129250	170650	170650	170650	170650
Crestview-Fort Walton Beach-Destin, FL								
Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area								
VERY LOW INCOME	53350	53350	53350	53350	70450	70450	70450	70450
LOW INCOME	85350	85350	85350	85350	112700	112700	112700	112700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walton County, FL HUD Metro FMR Area								
VERY LOW INCOME	49450	49450	49450	49450	65300	65300	65300	65300
LOW INCOME	79100	79100	79100	79100	104450	104450	104450	104450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Deltona-Daytona Beach-Ormond Beach, FL								
Deltona-Daytona Beach-Ormond Beach, FL HUD Metro FMR Area								
VERY LOW INCOME	49550	49550	49550	49550	65450	65450	65450	65450
LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Palm Coast, FL HUD Metro FMR Area								
VERY LOW INCOME	52150	52150	52150	52150	68850	68850	68850	68850
LOW INCOME	83450	83450	83450	83450	110200	110200	110200	110200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gainesville, FL								
Gainesville, FL HUD Metro FMR Area								
VERY LOW INCOME	52000	52000	52000	52000	68650	68650	68650	68650
LOW INCOME	83200	83200	83200	83200	109850	109850	109850	109850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Levy County, FL HUD Metro FMR Area								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Homosassa Springs, FL MSA								
VERY LOW INCOME	39900	39900	39900	39900	52700	52700	52700	52700
LOW INCOME	63850	63850	63850	63850	84300	84300	84300	84300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Jacksonville, FL								
Baker County, FL HUD Metro FMR Area								
VERY LOW INCOME	50300	50300	50300	50300	66400	66400	66400	66400
LOW INCOME	80500	80500	80500	80500	106300	106300	106300	106300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jacksonville, FL HUD Metro FMR Area								
VERY LOW INCOME	54350	54350	54350	54350	71750	71750	71750	71750
LOW INCOME	86950	86950	86950	86950	114800	114800	114800	114800
MOD.INC-GUAR.LOAN	125000	125000	125000	125000	165000	165000	165000	165000
Lakeland-Winter Haven, FL MSA								
VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
LOW INCOME	69850	69850	69850	69850	92250	92250	92250	92250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Miami-Fort Lauderdale-West Palm Beach, FL								
Fort Lauderdale, FL HUD Metro FMR Area								
VERY LOW INCOME	63400	63400	63400	63400	83700	83700	83700	83700
LOW INCOME	101400	101400	101400	101400	133850	133850	133850	133850
MOD.INC-GUAR.LOAN	145750	145750	145750	145750	192400	192400	192400	192400
Miami-Miami Beach-Kendall, FL HUD Metro FMR Area								
VERY LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
LOW INCOME	109000	109000	109000	109000	143900	143900	143900	143900
MOD.INC-GUAR.LOAN	156650	156650	156650	156650	206850	206850	206850	206850
West Palm Beach-Boca Raton, FL HUD Metro FMR Area								
VERY LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
LOW INCOME	102800	102800	102800	102800	135700	135700	135700	135700
MOD.INC-GUAR.LOAN	147800	147800	147800	147800	195100	195100	195100	195100
Naples-Marco Island, FL MSA								
VERY LOW INCOME	60500	60500	60500	60500	79900	79900	79900	79900
LOW INCOME	96800	96800	96800	96800	127800	127800	127800	127800
MOD.INC-GUAR.LOAN	139150	139150	139150	139150	183700	183700	183700	183700
North Port-Bradenton-Sarasota, FL MSA								
VERY LOW INCOME	57050	57050	57050	57050	75350	75350	75350	75350
LOW INCOME	91300	91300	91300	91300	120550	120550	120550	120550
MOD.INC-GUAR.LOAN	131250	131250	131250	131250	173250	173250	173250	173250

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ocala, FL MSA								
VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Orlando-Kissimmee-Sanford, FL MSA								
VERY LOW INCOME	57450	57450	57450	57450	75850	75850	75850	75850
LOW INCOME	91900	91900	91900	91900	121350	121350	121350	121350
MOD.INC-GUAR.LOAN	132100	132100	132100	132100	174400	174400	174400	174400
Palm Bay-Melbourne-Titusville, FL MSA								
VERY LOW INCOME	49950	49950	49950	49950	65950	65950	65950	65950
LOW INCOME	79900	79900	79900	79900	105500	105500	105500	105500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Panama City-Panama City Beach, FL								
Panama City, FL HUD Metro FMR Area								
VERY LOW INCOME	49450	49450	49450	49450	65300	65300	65300	65300
LOW INCOME	79100	79100	79100	79100	104450	104450	104450	104450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, FL HUD Metro FMR Area								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pensacola-Ferry Pass-Brent, FL MSA								
VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Port St. Lucie, FL MSA								
VERY LOW INCOME	51200	51200	51200	51200	67600	67600	67600	67600
LOW INCOME	81900	81900	81900	81900	108150	108150	108150	108150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Punta Gorda, FL MSA								
VERY LOW INCOME	48250	48250	48250	48250	63700	63700	63700	63700
LOW INCOME	77200	77200	77200	77200	101950	101950	101950	101950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sebastian-Vero Beach-West Vero Corridor, FL MSA								
VERY LOW INCOME	51150	51150	51150	51150	67500	67500	67500	67500
LOW INCOME	81800	81800	81800	81800	108000	108000	108000	108000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sebring, FL MSA								
VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tallahassee, FL								
Tallahassee, FL HUD Metro FMR Area								
VERY LOW INCOME	49750	49750	49750	49750	65700	65700	65700	65700
LOW INCOME	79600	79600	79600	79600	105100	105100	105100	105100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wakulla County, FL HUD Metro FMR Area								
VERY LOW INCOME	50200	50200	50200	50200	66300	66300	66300	66300
LOW INCOME	80300	80300	80300	80300	106000	106000	106000	106000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tampa-St. Petersburg-Clearwater, FL MSA								
VERY LOW INCOME	57350	57350	57350	57350	75700	75700	75700	75700
LOW INCOME	91750	91750	91750	91750	121150	121150	121150	121150
MOD.INC-GUAR.LOAN	131900	131900	131900	131900	174150	174150	174150	174150
Wildwood-The Villages, FL MSA								
VERY LOW INCOME	52050	52050	52050	52050	68750	68750	68750	68750
LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bradford County, FL								
VERY LOW INCOME	40550	40550	40550	40550	53550	53550	53550	53550
LOW INCOME	64900	64900	64900	64900	85700	85700	85700	85700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, FL								
VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia County, FL								
VERY LOW INCOME	41500	41500	41500	41500	54800	54800	54800	54800
LOW INCOME	66400	66400	66400	66400	87650	87650	87650	87650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
DeSoto County, FL								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Dixie County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, FL									
	VERY LOW INCOME	41150	41150	41150	41150	54350	54350	54350	54350
	LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Glades County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gulf County, FL									
	VERY LOW INCOME	43050	43050	43050	43050	56850	56850	56850	56850
	LOW INCOME	68850	68850	68850	68850	90900	90900	90900	90900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardee County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hendry County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Holmes County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lafayette County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Liberty County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, FL									
	VERY LOW INCOME	71650	71650	71650	71650	94600	94600	94600	94600
	LOW INCOME	114650	114650	114650	114650	151350	151350	151350	151350
	MOD.INC-GUAR.LOAN	164800	164800	164800	164800	217550	217550	217550	217550
Okeechobee County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Suwannee County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, FL									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62600	62600	62600	62600	82650	82650	82650	82650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, FL									
	VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
	LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Albany, GA MSA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Athens-Clarke County, GA MSA								
VERY LOW INCOME	50050	50050	50050	50050	66100	66100	66100	66100
LOW INCOME	80100	80100	80100	80100	105750	105750	105750	105750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Atlanta-Sandy Springs-Roswell, GA								
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area								
VERY LOW INCOME	58900	58900	58900	58900	77750	77750	77750	77750
LOW INCOME	94250	94250	94250	94250	124450	124450	124450	124450
MOD.INC-GUAR.LOAN	135500	135500	135500	135500	178900	178900	178900	178900
Butts County, GA HUD Metro FMR Area								
VERY LOW INCOME	40600	40600	40600	40600	53600	53600	53600	53600
LOW INCOME	64950	64950	64950	64950	85750	85750	85750	85750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haralson County, GA HUD Metro FMR Area								
VERY LOW INCOME	45550	45550	45550	45550	60150	60150	60150	60150
LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lumpkin County, GA HUD Metro FMR Area								
VERY LOW INCOME	48100	48100	48100	48100	63500	63500	63500	63500
LOW INCOME	76950	76950	76950	76950	101600	101600	101600	101600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meriwether County, GA HUD Metro FMR Area								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, GA HUD Metro FMR Area								
VERY LOW INCOME	50450	50450	50450	50450	66600	66600	66600	66600
LOW INCOME	80700	80700	80700	80700	106550	106550	106550	106550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Augusta-Richmond County, GA-SC								
Augusta-Richmond County, GA-SC HUD Metro FMR Area								
VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Lincoln County, GA HUD Metro FMR Area								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brunswick-St. Simons, GA MSA								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chattanooga, TN-GA MSA								
VERY LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
LOW INCOME	77900	77900	77900	77900	102850	102850	102850	102850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbus, GA-AL								
Columbus, GA-AL HUD Metro FMR Area								
VERY LOW INCOME	42350	42350	42350	42350	55850	55850	55850	55850
LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stewart County, GA HUD Metro FMR Area								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Talbot County, GA HUD Metro FMR Area								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dalton, GA								
Dalton, GA HUD Metro FMR Area								
VERY LOW INCOME	41500	41500	41500	41500	54800	54800	54800	54800
LOW INCOME	66400	66400	66400	66400	87650	87650	87650	87650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Murray County, GA HUD Metro FMR Area								
VERY LOW INCOME	40950	40950	40950	40950	54100	54100	54100	54100
LOW INCOME	65500	65500	65500	65500	86500	86500	86500	86500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Gainesville, GA MSA								
VERY LOW INCOME	51000	51000	51000	51000	67350	67350	67350	67350
LOW INCOME	81600	81600	81600	81600	107750	107750	107750	107750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hinesville, GA								
Hinesville, GA HUD Metro FMR Area								
VERY LOW INCOME	40950	40950	40950	40950	54100	54100	54100	54100
LOW INCOME	65500	65500	65500	65500	86500	86500	86500	86500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Long County, GA HUD Metro FMR Area								
VERY LOW INCOME	39850	39850	39850	39850	52650	52650	52650	52650
LOW INCOME	63750	63750	63750	63750	84150	84150	84150	84150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon-Bibb County, GA								
Macon-Bibb County, GA HUD Metro FMR Area								
VERY LOW INCOME	38600	38600	38600	38600	51000	51000	51000	51000
LOW INCOME	61750	61750	61750	61750	81550	81550	81550	81550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, GA HUD Metro FMR Area								
VERY LOW INCOME	54900	54900	54900	54900	72500	72500	72500	72500
LOW INCOME	87850	87850	87850	87850	116000	116000	116000	116000
MOD.INC-GUAR.LOAN	126300	126300	126300	126300	166750	166750	166750	166750
Rome, GA MSA								
VERY LOW INCOME	43250	43250	43250	43250	57100	57100	57100	57100
LOW INCOME	69200	69200	69200	69200	91350	91350	91350	91350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Savannah, GA MSA								
VERY LOW INCOME	53650	53650	53650	53650	70850	70850	70850	70850
LOW INCOME	85850	85850	85850	85850	113350	113350	113350	113350
MOD.INC-GUAR.LOAN	123400	123400	123400	123400	162900	162900	162900	162900
Valdosta, GA MSA								
VERY LOW INCOME	41300	41300	41300	41300	54550	54550	54550	54550
LOW INCOME	66100	66100	66100	66100	87300	87300	87300	87300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Warner Robins, GA								
Peach County, GA HUD Metro FMR Area								
VERY LOW INCOME	44250	44250	44250	44250	58400	58400	58400	58400
LOW INCOME	70750	70750	70750	70750	93400	93400	93400	93400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warner Robins, GA HUD Metro FMR Area								
VERY LOW INCOME	49550	49550	49550	49550	65450	65450	65450	65450
LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Appling County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Atkinson County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bacon County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baker County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baldwin County, GA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Banks County, GA								
VERY LOW INCOME	44250	44250	44250	44250	58400	58400	58400	58400
LOW INCOME	70750	70750	70750	70750	93400	93400	93400	93400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ben Hill County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Berrien County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bleckley County, GA									
	VERY LOW INCOME	40150	40150	40150	40150	53000	53000	53000	53000
	LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bulloch County, GA									
	VERY LOW INCOME	38850	38850	38850	38850	51300	51300	51300	51300
	LOW INCOME	62150	62150	62150	62150	82050	82050	82050	82050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Camden County, GA									
	VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
	LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Candler County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlton County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chattooga County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, GA									
	VERY LOW INCOME	38600	38600	38600	38600	51000	51000	51000	51000
	LOW INCOME	61750	61750	61750	61750	81550	81550	81550	81550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Clinch County, GA									
	VERY LOW INCOME	38600	38600	38600	38600	51000	51000	51000	51000
	LOW INCOME	61750	61750	61750	61750	81550	81550	81550	81550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coffee County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Colquitt County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cook County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crisp County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Decatur County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dodge County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dooly County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Early County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Elbert County, GA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	40100	40100	40100	40100	52950	52950	52950	52950
LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Emanuel County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Evans County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fannin County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gilmer County, GA								
VERY LOW INCOME	43450	43450	43450	43450	57400	57400	57400	57400
LOW INCOME	69500	69500	69500	69500	91750	91750	91750	91750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Glascock County, GA								
VERY LOW INCOME	40500	40500	40500	40500	53500	53500	53500	53500
LOW INCOME	64800	64800	64800	64800	85550	85550	85550	85550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gordon County, GA								
VERY LOW INCOME	39250	39250	39250	39250	51850	51850	51850	51850
LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grady County, GA								
VERY LOW INCOME	39100	39100	39100	39100	51650	51650	51650	51650
LOW INCOME	62550	62550	62550	62550	82600	82600	82600	82600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Greene County, GA								
VERY LOW INCOME	51250	51250	51250	51250	67650	67650	67650	67650
LOW INCOME	82000	82000	82000	82000	108250	108250	108250	108250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Habersham County, GA								
VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hart County, GA								
VERY LOW INCOME	40800	40800	40800	40800	53900	53900	53900	53900
LOW INCOME	65300	65300	65300	65300	86200	86200	86200	86200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Irwin County, GA								
VERY LOW INCOME	38800	38800	38800	38800	51250	51250	51250	51250
LOW INCOME	62100	62100	62100	62100	82000	82000	82000	82000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, GA								
VERY LOW INCOME	57000	57000	57000	57000	75250	75250	75250	75250
LOW INCOME	91200	91200	91200	91200	120400	120400	120400	120400
MOD.INC-GUAR.LOAN	131100	131100	131100	131100	173100	173100	173100	173100
Jeff Davis County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jenkins County, GA								
VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Johnson County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lamar County, GA									
	VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
	LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Laurens County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Miller County, GA									
	VERY LOW INCOME	39050	39050	39050	39050	51500	51500	51500	51500
	LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mitchell County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pierce County, GA									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Polk County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Pulaski County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, GA									
	VERY LOW INCOME	47750	47750	47750	47750	63050	63050	63050	63050
	LOW INCOME	76400	76400	76400	76400	100850	100850	100850	100850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Quitman County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rabun County, GA									
	VERY LOW INCOME	42950	42950	42950	42950	56650	56650	56650	56650
	LOW INCOME	68650	68650	68650	68650	90650	90650	90650	90650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schley County, GA									
	VERY LOW INCOME	39050	39050	39050	39050	51500	51500	51500	51500
	LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Screven County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Seminole County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stephens County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sumter County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taliaferro County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tattnall County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Telfair County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Thomas County, GA									
	VERY LOW INCOME	42950	42950	42950	42950	56650	56650	56650	56650
	LOW INCOME	68650	68650	68650	68650	90650	90650	90650	90650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tift County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Toombs County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Towns County, GA									
	VERY LOW INCOME	39350	39350	39350	39350	51950	51950	51950	51950
	LOW INCOME	62950	62950	62950	62950	83100	83100	83100	83100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Treutlen County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Troup County, GA									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Turner County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, GA									
	VERY LOW INCOME	44600	44600	44600	44600	58900	58900	58900	58900
	LOW INCOME	71350	71350	71350	71350	94200	94200	94200	94200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Upson County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ware County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Webster County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeler County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White County, GA									
	VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
	LOW INCOME	72400	72400	72400	72400	95550	95550	95550	95550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilcox County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilkes County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilkinson County, GA									
	VERY LOW INCOME	38500	38500	38500	38500	50850	50850	50850	50850
	LOW INCOME	61600	61600	61600	61600	81350	81350	81350	81350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:HAWAII

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kahului-Wailuku, HI								
Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area								
VERY LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
LOW INCOME	118450	118450	118450	118450	156400	156400	156400	156400
MOD.INC-GUAR.LOAN	170250	170250	170250	170250	224750	224750	224750	224750
Urban Honolulu, HI MSA								
VERY LOW INCOME	77000	77000	77000	77000	101650	101650	101650	101650
LOW INCOME	123200	123200	123200	123200	162650	162650	162650	162650
MOD.INC-GUAR.LOAN	177100	177100	177100	177100	233800	233800	233800	233800
Hawaii County, HI								
VERY LOW INCOME	60500	60500	60500	60500	79900	79900	79900	79900
LOW INCOME	96800	96800	96800	96800	127800	127800	127800	127800
MOD.INC-GUAR.LOAN	139150	139150	139150	139150	183700	183700	183700	183700
Kauai County, HI								
VERY LOW INCOME	67950	67950	67950	67950	89700	89700	89700	89700
LOW INCOME	110150	110150	110150	110150	145400	145400	145400	145400
MOD.INC-GUAR.LOAN	158350	158350	158350	158350	209050	209050	209050	209050

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Boise City, ID	FY 2026 ADJUSTED INCOME LIMITS							
Boise City, ID HUD Metro FMR Area								
VERY LOW INCOME	55350	55350	55350	55350	73100	73100	73100	73100
LOW INCOME	88550	88550	88550	88550	116900	116900	116900	116900
MOD.INC-GUAR.LOAN	127300	127300	127300	127300	168050	168050	168050	168050
Gem County, ID HUD Metro FMR Area								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coeur d'Alene, ID MSA								
VERY LOW INCOME	51750	51750	51750	51750	68350	68350	68350	68350
LOW INCOME	82800	82800	82800	82800	109300	109300	109300	109300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Idaho Falls, ID								
Butte County, ID HUD Metro FMR Area								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Idaho Falls, ID HUD Metro FMR Area								
VERY LOW INCOME	50550	50550	50550	50550	66750	66750	66750	66750
LOW INCOME	80900	80900	80900	80900	106800	106800	106800	106800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewiston, ID-WA MSA								
VERY LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
LOW INCOME	76650	76650	76650	76650	101200	101200	101200	101200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan, UT-ID MSA								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Pocatello, ID MSA								
VERY LOW INCOME	50400	50400	50400	50400	66550	66550	66550	66550
LOW INCOME	80650	80650	80650	80650	106500	106500	106500	106500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Twin Falls, ID								
Jerome County, ID HUD Metro FMR Area								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Twin Falls County, ID HUD Metro FMR Area								
VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adams County, ID								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bear Lake County, ID								
VERY LOW INCOME	46900	46900	46900	46900	61950	61950	61950	61950
LOW INCOME	75050	75050	75050	75050	99100	99100	99100	99100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Benewah County, ID								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bingham County, ID								
VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blaine County, ID								
VERY LOW INCOME	54250	54250	54250	54250	71650	71650	71650	71650
LOW INCOME	86800	86800	86800	86800	114600	114600	114600	114600
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Bonner County, ID								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Boundary County, ID								
VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Camas County, ID									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Caribou County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cassia County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clearwater County, ID									
	VERY LOW INCOME	44050	44050	44050	44050	58150	58150	58150	58150
	LOW INCOME	70500	70500	70500	70500	93100	93100	93100	93100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Custer County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elmore County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fremont County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gooding County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Idaho County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Latah County, ID									
	VERY LOW INCOME	47800	47800	47800	47800	63100	63100	63100	63100
	LOW INCOME	76500	76500	76500	76500	101000	101000	101000	101000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lemhi County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Minidoka County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oneida County, ID									
	VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
	LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Payette County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Power County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shoshone County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Teton County, ID									
	VERY LOW INCOME	59650	59650	59650	59650	78750	78750	78750	78750
	LOW INCOME	95450	95450	95450	95450	126000	126000	126000	126000
	MOD.INC-GUAR.LOAN	137200	137200	137200	137200	181150	181150	181150	181150
Valley County, ID									
	VERY LOW INCOME	53600	53600	53600	53600	70800	70800	70800	70800
	LOW INCOME	85750	85750	85750	85750	113200	113200	113200	113200
	MOD.INC-GUAR.LOAN	123250	123250	123250	123250	162700	162700	162700	162700
Washington County, ID									
	VERY LOW INCOME	44000	44000	44000	44000	58100	58100	58100	58100
	LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bloomington, IL MSA								
VERY LOW INCOME	59400	59400	59400	59400	78450	78450	78450	78450
LOW INCOME	95050	95050	95050	95050	125500	125500	125500	125500
MOD.INC-GUAR.LOAN	136650	136650	136650	136650	180400	180400	180400	180400
Cape Girardeau, MO-IL MSA								
VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Champaign-Urbana, IL								
Champaign-Urbana, IL HUD Metro FMR Area								
VERY LOW INCOME	55450	55450	55450	55450	73200	73200	73200	73200
LOW INCOME	88700	88700	88700	88700	117100	117100	117100	117100
MOD.INC-GUAR.LOAN	127500	127500	127500	127500	168300	168300	168300	168300
Ford County, IL HUD Metro FMR Area								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chicago-Naperville-Elgin, IL-IN								
Chicago-Joliet-Naperville, IL HUD Metro FMR Area								
VERY LOW INCOME	60750	60750	60750	60750	80200	80200	80200	80200
LOW INCOME	97200	97200	97200	97200	128350	128350	128350	128350
MOD.INC-GUAR.LOAN	139750	139750	139750	139750	184500	184500	184500	184500
DeKalb County, IL HUD Metro FMR Area								
VERY LOW INCOME	55600	55600	55600	55600	73400	73400	73400	73400
LOW INCOME	88950	88950	88950	88950	117450	117450	117450	117450
MOD.INC-GUAR.LOAN	127850	127850	127850	127850	168800	168800	168800	168800
Grundy County, IL HUD Metro FMR Area								
VERY LOW INCOME	59400	59400	59400	59400	78450	78450	78450	78450
LOW INCOME	95050	95050	95050	95050	125500	125500	125500	125500
MOD.INC-GUAR.LOAN	136650	136650	136650	136650	180400	180400	180400	180400
Kendall County, IL HUD Metro FMR Area								
VERY LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Davenport-Moline-Rock Island, IA-IL MSA								
VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Decatur, IL MSA								
VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kankakee, IL MSA								
VERY LOW INCOME	50150	50150	50150	50150	66200	66200	66200	66200
LOW INCOME	80200	80200	80200	80200	105900	105900	105900	105900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Paducah, KY-IL								
Massac County, IL HUD Metro FMR Area								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Peoria, IL MSA								
VERY LOW INCOME	53050	53050	53050	53050	70050	70050	70050	70050
LOW INCOME	84900	84900	84900	84900	112100	112100	112100	112100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rockford, IL MSA								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Springfield, IL MSA								
VERY LOW INCOME	57450	57450	57450	57450	75850	75850	75850	75850
LOW INCOME	91900	91900	91900	91900	121350	121350	121350	121350
MOD.INC-GUAR.LOAN	132100	132100	132100	132100	174400	174400	174400	174400
St. Louis, MO-IL								
Bond County, IL HUD Metro FMR Area								
VERY LOW INCOME	51350	51350	51350	51350	67800	67800	67800	67800
LOW INCOME	82150	82150	82150	82150	108450	108450	108450	108450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Macoupin County, IL HUD Metro FMR Area								
VERY LOW INCOME	48100	48100	48100	48100	63500	63500	63500	63500
LOW INCOME	76950	76950	76950	76950	101600	101600	101600	101600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Louis, MO-IL HUD Metro FMR Area								
VERY LOW INCOME	56750	56750	56750	56750	74950	74950	74950	74950
LOW INCOME	90800	90800	90800	90800	119900	119900	119900	119900
MOD.INC-GUAR.LOAN	130550	130550	130550	130550	172350	172350	172350	172350
Adams County, IL								
VERY LOW INCOME	46550	46550	46550	46550	61450	61450	61450	61450
LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brown County, IL								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bureau County, IL								
VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, IL								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cass County, IL								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Christian County, IL								
VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, IL								
VERY LOW INCOME	46600	46600	46600	46600	61550	61550	61550	61550
LOW INCOME	74550	74550	74550	74550	98450	98450	98450	98450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Clay County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coles County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, IL									
	VERY LOW INCOME	49500	49500	49500	49500	65350	65350	65350	65350
	LOW INCOME	79200	79200	79200	79200	104550	104550	104550	104550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cumberland County, IL									
	VERY LOW INCOME	50550	50550	50550	50550	66750	66750	66750	66750
	LOW INCOME	80900	80900	80900	80900	106800	106800	106800	106800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
De Witt County, IL									
	VERY LOW INCOME	52050	52050	52050	52050	68750	68750	68750	68750
	LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Douglas County, IL									
	VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
	LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Edgar County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Edwards County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Effingham County, IL									
	VERY LOW INCOME	52450	52450	52450	52450	69250	69250	69250	69250
	LOW INCOME	83900	83900	83900	83900	110750	110750	110750	110750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Fayette County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fulton County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gallatin County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, IL									
	VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
	LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, IL									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardin County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henderson County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Iroquois County, IL									
	VERY LOW INCOME	45550	45550	45550	45550	60150	60150	60150	60150
	LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jasper County, IL									
	VERY LOW INCOME	49400	49400	49400	49400	65250	65250	65250	65250
	LOW INCOME	79050	79050	79050	79050	104350	104350	104350	104350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jo Daviess County, IL									
	VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
	LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
La Salle County, IL									
	VERY LOW INCOME	50050	50050	50050	50050	66100	66100	66100	66100
	LOW INCOME	80050	80050	80050	80050	105700	105700	105700	105700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lee County, IL									
	VERY LOW INCOME	46550	46550	46550	46550	61450	61450	61450	61450
	LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Livingston County, IL									
	VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
	LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, IL									
	VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
	LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mason County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McDonough County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, IL									
	VERY LOW INCOME	46800	46800	46800	46800	61800	61800	61800	61800
	LOW INCOME	74900	74900	74900	74900	98900	98900	98900	98900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, IL									
	VERY LOW INCOME	47150	47150	47150	47150	62250	62250	62250	62250
	LOW INCOME	75450	75450	75450	75450	99600	99600	99600	99600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Moultrie County, IL									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Ogle County, IL									
	VERY LOW INCOME	50850	50850	50850	50850	67150	67150	67150	67150
	LOW INCOME	81350	81350	81350	81350	107400	107400	107400	107400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perry County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pope County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pulaski County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, IL									
	VERY LOW INCOME	50400	50400	50400	50400	66550	66550	66550	66550
	LOW INCOME	80650	80650	80650	80650	106500	106500	106500	106500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, IL									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richland County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Saline County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Schuyler County, IL									
	VERY LOW INCOME	46150	46150	46150	46150	60950	60950	60950	60950
	LOW INCOME	73850	73850	73850	73850	97500	97500	97500	97500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, IL									
	VERY LOW INCOME	49400	49400	49400	49400	65250	65250	65250	65250
	LOW INCOME	79050	79050	79050	79050	104350	104350	104350	104350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shelby County, IL									
	VERY LOW INCOME	45700	45700	45700	45700	60350	60350	60350	60350
	LOW INCOME	73100	73100	73100	73100	96500	96500	96500	96500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stephenson County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vermilion County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wabash County, IL									
	VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
	LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, IL									
	VERY LOW INCOME	51050	51050	51050	51050	67400	67400	67400	67400
	LOW INCOME	81700	81700	81700	81700	107850	107850	107850	107850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Wayne County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White County, IL									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Whiteside County, IL									
	VERY LOW INCOME	46100	46100	46100	46100	60900	60900	60900	60900
	LOW INCOME	73750	73750	73750	73750	97350	97350	97350	97350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Williamson County, IL									
	VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
	LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bloomington, IN								
Bloomington, IN HUD Metro FMR Area								
VERY LOW INCOME	54950	54950	54950	54950	72550	72550	72550	72550
LOW INCOME	87900	87900	87900	87900	116050	116050	116050	116050
MOD.INC-GUAR.LOAN	126350	126350	126350	126350	166800	166800	166800	166800
Owen County, IN HUD Metro FMR Area								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chicago-Naperville-Elgin, IL-IN								
Gary, IN HUD Metro FMR Area								
VERY LOW INCOME	50450	50450	50450	50450	66600	66600	66600	66600
LOW INCOME	80700	80700	80700	80700	106550	106550	106550	106550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jasper County, IN HUD Metro FMR Area								
VERY LOW INCOME	51300	51300	51300	51300	67750	67750	67750	67750
LOW INCOME	82100	82100	82100	82100	108400	108400	108400	108400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cincinnati, OH-KY-IN								
Cincinnati, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	55900	55900	55900	55900	73800	73800	73800	73800
LOW INCOME	89450	89450	89450	89450	118100	118100	118100	118100
MOD.INC-GUAR.LOAN	128600	128600	128600	128600	169800	169800	169800	169800
Franklin County, IN HUD Metro FMR Area								
VERY LOW INCOME	48800	48800	48800	48800	64450	64450	64450	64450
LOW INCOME	78100	78100	78100	78100	103100	103100	103100	103100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbus, IN MSA								
VERY LOW INCOME	51100	51100	51100	51100	67500	67500	67500	67500
LOW INCOME	81750	81750	81750	81750	107950	107950	107950	107950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elkhart-Goshen, IN MSA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Evansville, IN MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fort Wayne, IN								
Fort Wayne, IN HUD Metro FMR Area								
VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wells County, IN HUD Metro FMR Area								
VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Indianapolis-Carmel-Greenwood, IN								
Anderson, IN HUD Metro FMR Area								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Indianapolis-Carmel, IN HUD Metro FMR Area								
VERY LOW INCOME	55350	55350	55350	55350	73100	73100	73100	73100
LOW INCOME	88550	88550	88550	88550	116900	116900	116900	116900
MOD.INC-GUAR.LOAN	127300	127300	127300	127300	168050	168050	168050	168050
Tipton County, IN HUD Metro FMR Area								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kokomo, IN MSA								
VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette-West Lafayette, IN								
Carroll County, IN HUD Metro FMR Area								
VERY LOW INCOME	43750	43750	43750	43750	57750	57750	57750	57750
LOW INCOME	70000	70000	70000	70000	92400	92400	92400	92400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Lafayette-West Lafayette, IN HUD Metro FMR Area								
VERY LOW INCOME	49800	49800	49800	49800	65750	65750	65750	65750
LOW INCOME	79700	79700	79700	79700	105250	105250	105250	105250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, IN HUD Metro FMR Area								
VERY LOW INCOME	53100	53100	53100	53100	70100	70100	70100	70100
LOW INCOME	84950	84950	84950	84950	112150	112150	112150	112150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Louisville/Jefferson County, KY-IN								
Louisville, KY-IN HUD Metro FMR Area								
VERY LOW INCOME	49500	49500	49500	49500	65350	65350	65350	65350
LOW INCOME	79200	79200	79200	79200	104550	104550	104550	104550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, IN HUD Metro FMR Area								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Michigan City-La Porte, IN MSA								
VERY LOW INCOME	44650	44650	44650	44650	58950	58950	58950	58950
LOW INCOME	71450	71450	71450	71450	94350	94350	94350	94350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muncie, IN MSA								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
South Bend-Mishawaka, IN-MI								
South Bend-Mishawaka, IN HUD Metro FMR Area								
VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Terre Haute, IN								
Sullivan County, IN HUD Metro FMR Area								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Terre Haute, IN HUD Metro FMR Area								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adams County, IN								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blackford County, IN								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cass County, IN								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, IN								
VERY LOW INCOME	44550	44550	44550	44550	58850	58850	58850	58850
LOW INCOME	71300	71300	71300	71300	94150	94150	94150	94150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, IN								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Daviess County, IN								
VERY LOW INCOME	47350	47350	47350	47350	62500	62500	62500	62500
LOW INCOME	75750	75750	75750	75750	100000	100000	100000	100000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
DeKalb County, IN								
VERY LOW INCOME	46000	46000	46000	46000	60750	60750	60750	60750
LOW INCOME	73600	73600	73600	73600	97200	97200	97200	97200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Decatur County, IN								
VERY LOW INCOME	46850	46850	46850	46850	61850	61850	61850	61850
LOW INCOME	74950	74950	74950	74950	98950	98950	98950	98950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dubois County, IN									
	VERY LOW INCOME	48050	48050	48050	48050	63450	63450	63450	63450
	LOW INCOME	76900	76900	76900	76900	101550	101550	101550	101550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayette County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fountain County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fulton County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gibson County, IN									
	VERY LOW INCOME	46450	46450	46450	46450	61350	61350	61350	61350
	LOW INCOME	74300	74300	74300	74300	98100	98100	98100	98100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntington County, IN									
	VERY LOW INCOME	43300	43300	43300	43300	57200	57200	57200	57200
	LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Jackson County, IN									
	VERY LOW INCOME	46550	46550	46550	46550	61450	61450	61450	61450
	LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jay County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jennings County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, IN									
	VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
	LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kosciusko County, IN									
	VERY LOW INCOME	48900	48900	48900	48900	64550	64550	64550	64550
	LOW INCOME	78250	78250	78250	78250	103300	103300	103300	103300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
LaGrange County, IN									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, IN									
	VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
	LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, IN									
	VERY LOW INCOME	46650	46650	46650	46650	61600	61600	61600	61600
	LOW INCOME	74650	74650	74650	74650	98550	98550	98550	98550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Martin County, IN									
	VERY LOW INCOME	47350	47350	47350	47350	62500	62500	62500	62500
	LOW INCOME	75750	75750	75750	75750	100000	100000	100000	100000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Miami County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, IN									
	VERY LOW INCOME	48300	48300	48300	48300	63800	63800	63800	63800
	LOW INCOME	77300	77300	77300	77300	102050	102050	102050	102050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Noble County, IN									
	VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
	LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Orange County, IN									
	VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
	LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Parke County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perry County, IN									
	VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
	LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, IN									
	VERY LOW INCOME	46800	46800	46800	46800	61800	61800	61800	61800
	LOW INCOME	74900	74900	74900	74900	98900	98900	98900	98900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pulaski County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Putnam County, IN									
	VERY LOW INCOME	47000	47000	47000	47000	62050	62050	62050	62050
	LOW INCOME	75200	75200	75200	75200	99300	99300	99300	99300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ripley County, IN									
	VERY LOW INCOME	48250	48250	48250	48250	63700	63700	63700	63700
	LOW INCOME	77200	77200	77200	77200	101950	101950	101950	101950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rush County, IN									
	VERY LOW INCOME	44100	44100	44100	44100	58250	58250	58250	58250
	LOW INCOME	70550	70550	70550	70550	93150	93150	93150	93150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Spencer County, IN									
	VERY LOW INCOME	51450	51450	51450	51450	67950	67950	67950	67950
	LOW INCOME	82300	82300	82300	82300	108650	108650	108650	108650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Starke County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Steuben County, IN									
	VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
	LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Switzerland County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Union County, IN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wabash County, IN									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, IN									
	VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
	LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White County, IN									
	VERY LOW INCOME	43400	43400	43400	43400	57300	57300	57300	57300
	LOW INCOME	69450	69450	69450	69450	91700	91700	91700	91700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ames, IA	FY 2026 ADJUSTED INCOME LIMITS							
Ames, IA HUD Metro FMR Area								
VERY LOW INCOME	61950	61950	61950	61950	81800	81800	81800	81800
LOW INCOME	99100	99100	99100	99100	130850	130850	130850	130850
MOD.INC-GUAR.LOAN	142450	142450	142450	142450	188050	188050	188050	188050
Boone County, IA HUD Metro FMR Area								
VERY LOW INCOME	56150	56150	56150	56150	74150	74150	74150	74150
LOW INCOME	89850	89850	89850	89850	118650	118650	118650	118650
MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Cedar Rapids, IA								
Benton County, IA HUD Metro FMR Area								
VERY LOW INCOME	56550	56550	56550	56550	74650	74650	74650	74650
LOW INCOME	90500	90500	90500	90500	119500	119500	119500	119500
MOD.INC-GUAR.LOAN	130100	130100	130100	130100	171750	171750	171750	171750
Cedar Rapids, IA HUD Metro FMR Area								
VERY LOW INCOME	52650	52650	52650	52650	69500	69500	69500	69500
LOW INCOME	84250	84250	84250	84250	111250	111250	111250	111250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jones County, IA HUD Metro FMR Area								
VERY LOW INCOME	50650	50650	50650	50650	66900	66900	66900	66900
LOW INCOME	81050	81050	81050	81050	107000	107000	107000	107000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Davenport-Moline-Rock Island, IA-IL MSA								
VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Des Moines-West Des Moines, IA								
Des Moines-West Des Moines, IA HUD Metro FMR Area								
VERY LOW INCOME	58200	58200	58200	58200	76850	76850	76850	76850
LOW INCOME	93100	93100	93100	93100	122900	122900	122900	122900
MOD.INC-GUAR.LOAN	133850	133850	133850	133850	176700	176700	176700	176700
Jasper County, IA HUD Metro FMR Area								
VERY LOW INCOME	47950	47950	47950	47950	63300	63300	63300	63300
LOW INCOME	76700	76700	76700	76700	101250	101250	101250	101250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dubuque, IA MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iowa City, IA								
Iowa City, IA HUD Metro FMR Area								
VERY LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
LOW INCOME	97100	97100	97100	97100	128200	128200	128200	128200
MOD.INC-GUAR.LOAN	139600	139600	139600	139600	184300	184300	184300	184300
Washington County, IA HUD Metro FMR Area								
VERY LOW INCOME	47400	47400	47400	47400	62600	62600	62600	62600
LOW INCOME	75850	75850	75850	75850	100150	100150	100150	100150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Omaha, NE-IA								
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area								
VERY LOW INCOME	57000	57000	57000	57000	75250	75250	75250	75250
LOW INCOME	91200	91200	91200	91200	120400	120400	120400	120400
MOD.INC-GUAR.LOAN	131100	131100	131100	131100	173100	173100	173100	173100
Sioux City, IA-NE-SD MSA								
VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Waterloo-Cedar Falls, IA								
Bremer County, IA HUD Metro FMR Area								
VERY LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
LOW INCOME	86650	86650	86650	86650	114400	114400	114400	114400
MOD.INC-GUAR.LOAN	124550	124550	124550	124550	164450	164450	164450	164450
Waterloo-Cedar Falls, IA HUD Metro FMR Area								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adair County, IA								
VERY LOW INCOME	51450	51450	51450	51450	67950	67950	67950	67950
LOW INCOME	82300	82300	82300	82300	108650	108650	108650	108650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Adams County, IA									
	VERY LOW INCOME	49650	49650	49650	49650	65550	65550	65550	65550
	LOW INCOME	79450	79450	79450	79450	104900	104900	104900	104900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allamakee County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Appanoose County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Audubon County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buchanan County, IA									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buena Vista County, IA									
	VERY LOW INCOME	49200	49200	49200	49200	64950	64950	64950	64950
	LOW INCOME	78700	78700	78700	78700	103900	103900	103900	103900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butler County, IA									
	VERY LOW INCOME	48450	48450	48450	48450	64000	64000	64000	64000
	LOW INCOME	77500	77500	77500	77500	102300	102300	102300	102300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, IA									
	VERY LOW INCOME	51950	51950	51950	51950	68600	68600	68600	68600
	LOW INCOME	83100	83100	83100	83100	109700	109700	109700	109700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Cass County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cedar County, IA									
	VERY LOW INCOME	52200	52200	52200	52200	68950	68950	68950	68950
	LOW INCOME	83500	83500	83500	83500	110250	110250	110250	110250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cerro Gordo County, IA									
	VERY LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
	LOW INCOME	77900	77900	77900	77900	102850	102850	102850	102850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, IA									
	VERY LOW INCOME	52300	52300	52300	52300	69050	69050	69050	69050
	LOW INCOME	83700	83700	83700	83700	110500	110500	110500	110500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chickasaw County, IA									
	VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
	LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarke County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, IA									
	VERY LOW INCOME	48900	48900	48900	48900	64550	64550	64550	64550
	LOW INCOME	78250	78250	78250	78250	103300	103300	103300	103300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clayton County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, IA									
	VERY LOW INCOME	47950	47950	47950	47950	63300	63300	63300	63300
	LOW INCOME	76700	76700	76700	76700	101250	101250	101250	101250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Crawford County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Davis County, IA									
	VERY LOW INCOME	49850	49850	49850	49850	65850	65850	65850	65850
	LOW INCOME	79750	79750	79750	79750	105300	105300	105300	105300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Decatur County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Delaware County, IA									
	VERY LOW INCOME	48450	48450	48450	48450	64000	64000	64000	64000
	LOW INCOME	77500	77500	77500	77500	102300	102300	102300	102300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Des Moines County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dickinson County, IA									
	VERY LOW INCOME	55050	55050	55050	55050	72700	72700	72700	72700
	LOW INCOME	88100	88100	88100	88100	116300	116300	116300	116300
	MOD.INC-GUAR.LOAN	126650	126650	126650	126650	167200	167200	167200	167200
Emmet County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayette County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Floyd County, IA									
	VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
	LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Franklin County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fremont County, IA									
	VERY LOW INCOME	48100	48100	48100	48100	63500	63500	63500	63500
	LOW INCOME	76950	76950	76950	76950	101600	101600	101600	101600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, IA									
	VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
	LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardin County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howard County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Humboldt County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Ida County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iowa County, IA									
	VERY LOW INCOME	50850	50850	50850	50850	67150	67150	67150	67150
	LOW INCOME	81350	81350	81350	81350	107400	107400	107400	107400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, IA									
	VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
	LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, IA									
	VERY LOW INCOME	50250	50250	50250	50250	66350	66350	66350	66350
	LOW INCOME	80400	80400	80400	80400	106150	106150	106150	106150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Keokuk County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kossuth County, IA									
	VERY LOW INCOME	48150	48150	48150	48150	63600	63600	63600	63600
	LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Louisa County, IA									
	VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
	LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lucas County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lyon County, IA									
	VERY LOW INCOME	48300	48300	48300	48300	63800	63800	63800	63800
	LOW INCOME	77300	77300	77300	77300	102050	102050	102050	102050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mahaska County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, IA									
	VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
	LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, IA									
	VERY LOW INCOME	47400	47400	47400	47400	62600	62600	62600	62600
	LOW INCOME	75850	75850	75850	75850	100150	100150	100150	100150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mitchell County, IA									
	VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
	LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monona County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muscatine County, IA									
	VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
	LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
O'Brien County, IA									
	VERY LOW INCOME	50650	50650	50650	50650	66900	66900	66900	66900
	LOW INCOME	81050	81050	81050	81050	107000	107000	107000	107000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Osceola County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Page County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Palo Alto County, IA									
	VERY LOW INCOME	52050	52050	52050	52050	68750	68750	68750	68750
	LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Plymouth County, IA									
	VERY LOW INCOME	51650	51650	51650	51650	68200	68200	68200	68200
	LOW INCOME	82650	82650	82650	82650	109100	109100	109100	109100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pocahontas County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Poweshiek County, IA									
	VERY LOW INCOME	49450	49450	49450	49450	65300	65300	65300	65300
	LOW INCOME	79100	79100	79100	79100	104450	104450	104450	104450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ringgold County, IA									
	VERY LOW INCOME	47750	47750	47750	47750	63050	63050	63050	63050
	LOW INCOME	76400	76400	76400	76400	100850	100850	100850	100850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sac County, IA									
	VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
	LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Shelby County, IA									
	VERY LOW INCOME	49650	49650	49650	49650	65550	65550	65550	65550
	LOW INCOME	79450	79450	79450	79450	104900	104900	104900	104900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sioux County, IA									
	VERY LOW INCOME	54900	54900	54900	54900	72500	72500	72500	72500
	LOW INCOME	87850	87850	87850	87850	116000	116000	116000	116000
	MOD.INC-GUAR.LOAN	126300	126300	126300	126300	166750	166750	166750	166750
Tama County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Buren County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wapello County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Webster County, IA									
	VERY LOW INCOME	49200	49200	49200	49200	64950	64950	64950	64950
	LOW INCOME	78700	78700	78700	78700	103900	103900	103900	103900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Winnebago County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winneshiek County, IA									
	VERY LOW INCOME	53050	53050	53050	53050	70050	70050	70050	70050
	LOW INCOME	84900	84900	84900	84900	112100	112100	112100	112100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Worth County, IA									
	VERY LOW INCOME	50900	50900	50900	50900	67200	67200	67200	67200
	LOW INCOME	81450	81450	81450	81450	107550	107550	107550	107550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wright County, IA									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Joplin, MO-KS	FY 2026 ADJUSTED INCOME LIMITS							
Cherokee County, KS HUD Metro FMR Area								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kansas City, MO-KS								
Kansas City, MO-KS HUD Metro FMR Area								
VERY LOW INCOME	56700	56700	56700	56700	74850	74850	74850	74850
LOW INCOME	90700	90700	90700	90700	119750	119750	119750	119750
MOD.INC-GUAR.LOAN	130400	130400	130400	130400	172150	172150	172150	172150
Lawrence, KS MSA								
VERY LOW INCOME	55200	55200	55200	55200	72900	72900	72900	72900
LOW INCOME	88300	88300	88300	88300	116600	116600	116600	116600
MOD.INC-GUAR.LOAN	126950	126950	126950	126950	167600	167600	167600	167600
Manhattan, KS								
Geary County, KS HUD Metro FMR Area								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Manhattan, KS HUD Metro FMR Area								
VERY LOW INCOME	49500	49500	49500	49500	65300	65300	65300	65300
LOW INCOME	79200	79200	79200	79200	104550	104550	104550	104550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Joseph, MO-KS MSA								
VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Topeka, KS MSA								
VERY LOW INCOME	49400	49400	49400	49400	65250	65250	65250	65250
LOW INCOME	79050	79050	79050	79050	104350	104350	104350	104350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wichita, KS								
Sumner County, KS HUD Metro FMR Area								
VERY LOW INCOME	45550	45550	45550	45550	60150	60150	60150	60150
LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Wichita, KS HUD Metro FMR Area	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	48250	48250	48250	48250	63700	63700	63700	63700
LOW INCOME	77200	77200	77200	77200	101950	101950	101950	101950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allen County, KS								
VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Anderson County, KS								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Atchison County, KS								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barber County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barton County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bourbon County, KS								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brown County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chase County, KS								
VERY LOW INCOME	44650	44650	44650	44650	58950	58950	58950	58950
LOW INCOME	71450	71450	71450	71450	94350	94350	94350	94350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Chautauqua County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cheyenne County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, KS									
	VERY LOW INCOME	46800	46800	46800	46800	61800	61800	61800	61800
	LOW INCOME	74900	74900	74900	74900	98850	98850	98850	98850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cloud County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coffey County, KS									
	VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
	LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Comanche County, KS									
	VERY LOW INCOME	44900	44900	44900	44900	59300	59300	59300	59300
	LOW INCOME	71850	71850	71850	71850	94850	94850	94850	94850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cowley County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Decatur County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dickinson County, KS									
	VERY LOW INCOME	44550	44550	44550	44550	58850	58850	58850	58850
	LOW INCOME	71300	71300	71300	71300	94150	94150	94150	94150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Edwards County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elk County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ellis County, KS									
	VERY LOW INCOME	47750	47750	47750	47750	63050	63050	63050	63050
	LOW INCOME	76400	76400	76400	76400	100850	100850	100850	100850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ellsworth County, KS									
	VERY LOW INCOME	45700	45700	45700	45700	60350	60350	60350	60350
	LOW INCOME	73100	73100	73100	73100	96500	96500	96500	96500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Finney County, KS									
	VERY LOW INCOME	46700	46700	46700	46700	61650	61650	61650	61650
	LOW INCOME	74700	74700	74700	74700	98650	98650	98650	98650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ford County, KS									
	VERY LOW INCOME	43950	43950	43950	43950	58050	58050	58050	58050
	LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, KS									
	VERY LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
	LOW INCOME	77900	77900	77900	77900	102850	102850	102850	102850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Gove County, KS									
	VERY LOW INCOME	45650	45650	45650	45650	60300	60300	60300	60300
	LOW INCOME	73050	73050	73050	73050	96450	96450	96450	96450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Graham County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, KS									
	VERY LOW INCOME	46400	46400	46400	46400	61250	61250	61250	61250
	LOW INCOME	74250	74250	74250	74250	98050	98050	98050	98050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gray County, KS									
	VERY LOW INCOME	50300	50300	50300	50300	66400	66400	66400	66400
	LOW INCOME	80500	80500	80500	80500	106300	106300	106300	106300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greeley County, KS									
	VERY LOW INCOME	45600	45600	45600	45600	60200	60200	60200	60200
	LOW INCOME	72950	72950	72950	72950	96300	96300	96300	96300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenwood County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, KS									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harper County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haskell County, KS									
	VERY LOW INCOME	50900	50900	50900	50900	67200	67200	67200	67200
	LOW INCOME	81450	81450	81450	81450	107550	107550	107550	107550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hodgeman County, KS									
	VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
	LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jewell County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kearny County, KS									
	VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
	LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kingman County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kiowa County, KS									
	VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
	LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Labette County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lane County, KS									
	VERY LOW INCOME	45900	45900	45900	45900	60600	60600	60600	60600
	LOW INCOME	73450	73450	73450	73450	97000	97000	97000	97000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, KS									
	VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
	LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lyon County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, KS									
	VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
	LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, KS									
	VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
	LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McPherson County, KS									
	VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
	LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meade County, KS									
	VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
	LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mitchell County, KS									
	VERY LOW INCOME	45650	45650	45650	45650	60300	60300	60300	60300
	LOW INCOME	73050	73050	73050	73050	96450	96450	96450	96450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morris County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morton County, KS									
	VERY LOW INCOME	45050	45050	45050	45050	59500	59500	59500	59500
	LOW INCOME	72100	72100	72100	72100	95200	95200	95200	95200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Nemaha County, KS									
	VERY LOW INCOME	53300	53300	53300	53300	70400	70400	70400	70400
	LOW INCOME	85300	85300	85300	85300	112600	112600	112600	112600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Neosho County, KS									
	VERY LOW INCOME	44550	44550	44550	44550	58850	58850	58850	58850
	LOW INCOME	71300	71300	71300	71300	94150	94150	94150	94150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ness County, KS									
	VERY LOW INCOME	47950	47950	47950	47950	63300	63300	63300	63300
	LOW INCOME	76700	76700	76700	76700	101250	101250	101250	101250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Norton County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Osborne County, KS									
	VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
	LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ottawa County, KS									
	VERY LOW INCOME	48450	48450	48450	48450	64000	64000	64000	64000
	LOW INCOME	77500	77500	77500	77500	102300	102300	102300	102300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pawnee County, KS									
	VERY LOW INCOME	50900	50900	50900	50900	67200	67200	67200	67200
	LOW INCOME	81450	81450	81450	81450	107550	107550	107550	107550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phillips County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pratt County, KS									
	VERY LOW INCOME	43750	43750	43750	43750	57750	57750	57750	57750
	LOW INCOME	70000	70000	70000	70000	92400	92400	92400	92400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Rawlins County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reno County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Republic County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rice County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rooks County, KS									
	VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
	LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rush County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Russell County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Saline County, KS									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Seward County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sheridan County, KS								
VERY LOW INCOME	51750	51750	51750	51750	68300	68300	68300	68300
LOW INCOME	82800	82800	82800	82800	109300	109300	109300	109300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sherman County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Smith County, KS								
VERY LOW INCOME	47850	47850	47850	47850	63200	63200	63200	63200
LOW INCOME	76550	76550	76550	76550	101050	101050	101050	101050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stafford County, KS								
VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stanton County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stevens County, KS								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Thomas County, KS								
VERY LOW INCOME	51850	51850	51850	51850	68450	68450	68450	68450
LOW INCOME	82950	82950	82950	82950	109500	109500	109500	109500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Trego County, KS								
VERY LOW INCOME	49750	49750	49750	49750	65700	65700	65700	65700
LOW INCOME	79600	79600	79600	79600	105100	105100	105100	105100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Wallace County, KS									
	VERY LOW INCOME	46800	46800	46800	46800	61800	61800	61800	61800
	LOW INCOME	74900	74900	74900	74900	98900	98900	98900	98900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, KS									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wichita County, KS									
	VERY LOW INCOME	49100	49100	49100	49100	64850	64850	64850	64850
	LOW INCOME	78550	78550	78550	78550	103700	103700	103700	103700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilson County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Woodson County, KS									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bowling Green, KY								
Allen County, KY HUD Metro FMR Area								
VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bowling Green, KY HUD Metro FMR Area								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butler County, KY HUD Metro FMR Area								
VERY LOW INCOME	37600	37600	37600	37600	49650	49650	49650	49650
LOW INCOME	60150	60150	60150	60150	79400	79400	79400	79400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cincinnati, OH-KY-IN								
Cincinnati, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	55900	55900	55900	55900	73800	73800	73800	73800
LOW INCOME	89450	89450	89450	89450	118100	118100	118100	118100
MOD.INC-GUAR.LOAN	128600	128600	128600	128600	169800	169800	169800	169800
Grant County, KY HUD Metro FMR Area								
VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarksville, TN-KY								
Clarksville, TN-KY HUD Metro FMR Area								
VERY LOW INCOME	46900	46900	46900	46900	61950	61950	61950	61950
LOW INCOME	75050	75050	75050	75050	99100	99100	99100	99100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elizabethtown, KY								
Elizabethtown, KY HUD Metro FMR Area								
VERY LOW INCOME	44100	44100	44100	44100	58200	58200	58200	58200
LOW INCOME	70550	70550	70550	70550	93150	93150	93150	93150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntington-Ashland, WV-KY-OH								
Carter County, KY HUD Metro FMR Area								
VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Huntington-Ashland, WV-KY-OH HUD Metro FMR Area								
VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, KY HUD Metro FMR Area								
VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lexington-Fayette, KY MSA								
VERY LOW INCOME	51200	51200	51200	51200	67600	67600	67600	67600
LOW INCOME	81900	81900	81900	81900	108150	108150	108150	108150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Louisville/Jefferson County, KY-IN								
Louisville, KY-IN HUD Metro FMR Area								
VERY LOW INCOME	49500	49500	49500	49500	65350	65350	65350	65350
LOW INCOME	79200	79200	79200	79200	104550	104550	104550	104550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meade County, KY HUD Metro FMR Area								
VERY LOW INCOME	45550	45550	45550	45550	60150	60150	60150	60150
LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nelson County, KY HUD Metro FMR Area								
VERY LOW INCOME	43750	43750	43750	43750	57750	57750	57750	57750
LOW INCOME	70000	70000	70000	70000	92400	92400	92400	92400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shelby County, KY HUD Metro FMR Area								
VERY LOW INCOME	52900	52900	52900	52900	69850	69850	69850	69850
LOW INCOME	84650	84650	84650	84650	111750	111750	111750	111750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Owensboro, KY MSA								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Paducah, KY-IL								
Ballard County, KY HUD Metro FMR Area								
VERY LOW INCOME	44250	44250	44250	44250	58400	58400	58400	58400
LOW INCOME	70750	70750	70750	70750	93400	93400	93400	93400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Carlisle County, KY HUD Metro FMR Area								
VERY LOW INCOME	39750	39750	39750	39750	52500	52500	52500	52500
LOW INCOME	63600	63600	63600	63600	84000	84000	84000	84000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Livingston County, KY HUD Metro FMR Area								
VERY LOW INCOME	40700	40700	40700	40700	53750	53750	53750	53750
LOW INCOME	65100	65100	65100	65100	85950	85950	85950	85950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McCracken County, KY HUD Metro FMR Area								
VERY LOW INCOME	49600	49600	49600	49600	65500	65500	65500	65500
LOW INCOME	79350	79350	79350	79350	104750	104750	104750	104750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adair County, KY								
VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Anderson County, KY								
VERY LOW INCOME	48150	48150	48150	48150	63600	63600	63600	63600
LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barren County, KY								
VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bath County, KY								
VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bell County, KY								
VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Boyle County, KY								
VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Breathitt County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Breckinridge County, KY									
	VERY LOW INCOME	38250	38250	38250	38250	50500	50500	50500	50500
	LOW INCOME	61200	61200	61200	61200	80800	80800	80800	80800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Caldwell County, KY									
	VERY LOW INCOME	38000	38000	38000	38000	50200	50200	50200	50200
	LOW INCOME	60800	60800	60800	60800	80300	80300	80300	80300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calloway County, KY									
	VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
	LOW INCOME	66000	66000	66000	66000	87150	87150	87150	87150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, KY									
	VERY LOW INCOME	39350	39350	39350	39350	51950	51950	51950	51950
	LOW INCOME	62950	62950	62950	62950	83100	83100	83100	83100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Casey County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crittenden County, KY									
	VERY LOW INCOME	41150	41150	41150	41150	54350	54350	54350	54350
	LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Cumberland County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elliott County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Estill County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fleming County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Floyd County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, KY									
	VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
	LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fulton County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garrard County, KY									
	VERY LOW INCOME	38100	38100	38100	38100	50300	50300	50300	50300
	LOW INCOME	60950	60950	60950	60950	80500	80500	80500	80500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Graves County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Grayson County, KY									
	VERY LOW INCOME	36250	36250	36250	36250	47850	47850	47850	47850
	LOW INCOME	58000	58000	58000	58000	76600	76600	76600	76600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Green County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, KY									
	VERY LOW INCOME	42550	42550	42550	42550	56200	56200	56200	56200
	LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harlan County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harrison County, KY									
	VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
	LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hart County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henderson County, KY									
	VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
	LOW INCOME	69850	69850	69850	69850	92250	92250	92250	92250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hickman County, KY									
	VERY LOW INCOME	43550	43550	43550	43550	57500	57500	57500	57500
	LOW INCOME	69700	69700	69700	69700	92050	92050	92050	92050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hopkins County, KY									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Jackson County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knott County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Laurel County, KY									
	VERY LOW INCOME	36250	36250	36250	36250	47850	47850	47850	47850
	LOW INCOME	58000	58000	58000	58000	76600	76600	76600	76600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Leslie County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Letcher County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lincoln County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, KY									
	VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
	LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lyon County, KY									
	VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
	LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, KY									
	VERY LOW INCOME	44200	44200	44200	44200	58350	58350	58350	58350
	LOW INCOME	70700	70700	70700	70700	93350	93350	93350	93350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Magoffin County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, KY									
	VERY LOW INCOME	38300	38300	38300	38300	50600	50600	50600	50600
	LOW INCOME	61300	61300	61300	61300	80950	80950	80950	80950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, KY									
	VERY LOW INCOME	42800	42800	42800	42800	56500	56500	56500	56500
	LOW INCOME	68500	68500	68500	68500	90450	90450	90450	90450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Martin County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mason County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
McCreary County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Menifee County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mercer County, KY									
	VERY LOW INCOME	45450	45450	45450	45450	60000	60000	60000	60000
	LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Metcalfe County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, KY									
	VERY LOW INCOME	39100	39100	39100	39100	51650	51650	51650	51650
	LOW INCOME	62550	62550	62550	62550	82600	82600	82600	82600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muhlenberg County, KY									
	VERY LOW INCOME	37900	37900	37900	37900	50050	50050	50050	50050
	LOW INCOME	60650	60650	60650	60650	80100	80100	80100	80100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nicholas County, KY									
	VERY LOW INCOME	38250	38250	38250	38250	50500	50500	50500	50500
	LOW INCOME	61200	61200	61200	61200	80800	80800	80800	80800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ohio County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Owen County, KY									
	VERY LOW INCOME	41450	41450	41450	41450	54750	54750	54750	54750
	LOW INCOME	66300	66300	66300	66300	87550	87550	87550	87550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Owsley County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perry County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Powell County, KY									
	VERY LOW INCOME	38400	38400	38400	38400	50700	50700	50700	50700
	LOW INCOME	61450	61450	61450	61450	81150	81150	81150	81150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pulaski County, KY									
	VERY LOW INCOME	37650	37650	37650	37650	49700	49700	49700	49700
	LOW INCOME	60250	60250	60250	60250	79550	79550	79550	79550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Robertson County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rockcastle County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Rowan County, KY									
	VERY LOW INCOME	38300	38300	38300	38300	50600	50600	50600	50600
	LOW INCOME	61300	61300	61300	61300	80950	80950	80950	80950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Russell County, KY									
	VERY LOW INCOME	36150	36150	36150	36150	47750	47750	47750	47750
	LOW INCOME	57850	57850	57850	57850	76400	76400	76400	76400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Simpson County, KY									
	VERY LOW INCOME	39250	39250	39250	39250	51850	51850	51850	51850
	LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, KY									
	VERY LOW INCOME	42400	42400	42400	42400	55950	55950	55950	55950
	LOW INCOME	67800	67800	67800	67800	89500	89500	89500	89500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Todd County, KY									
	VERY LOW INCOME	38450	38450	38450	38450	50800	50800	50800	50800
	LOW INCOME	61500	61500	61500	61500	81200	81200	81200	81200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Trimble County, KY									
	VERY LOW INCOME	43200	43200	43200	43200	57050	57050	57050	57050
	LOW INCOME	69100	69100	69100	69100	91250	91250	91250	91250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, KY									
	VERY LOW INCOME	38300	38300	38300	38300	50600	50600	50600	50600
	LOW INCOME	61300	61300	61300	61300	80950	80950	80950	80950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, KY									
	VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
	LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Webster County, KY									
	VERY LOW INCOME	36550	36550	36550	36550	48250	48250	48250	48250
	LOW INCOME	58500	58500	58500	58500	77250	77250	77250	77250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Whitley County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wolfe County, KY									
	VERY LOW INCOME	35950	35950	35950	35950	47500	47500	47500	47500
	LOW INCOME	57500	57500	57500	57500	75900	75900	75900	75900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Alexandria, LA MSA								
VERY LOW INCOME	41400	41400	41400	41400	54650	54650	54650	54650
LOW INCOME	66250	66250	66250	66250	87450	87450	87450	87450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baton Rouge, LA								
Assumption Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	38800	38800	38800	38800	51250	51250	51250	51250
LOW INCOME	62100	62100	62100	62100	82000	82000	82000	82000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baton Rouge, LA HUD Metro FMR Area								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iberville Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hammond, LA MSA								
VERY LOW INCOME	40200	40200	40200	40200	53100	53100	53100	53100
LOW INCOME	64300	64300	64300	64300	84900	84900	84900	84900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Houma-Bayou Cane-Thibodaux, LA MSA								
VERY LOW INCOME	41600	41600	41600	41600	54950	54950	54950	54950
LOW INCOME	66550	66550	66550	66550	87850	87850	87850	87850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette, LA								
Acadia Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	34600	34600	34600	34600	45700	45700	45700	45700
LOW INCOME	55350	55350	55350	55350	73100	73100	73100	73100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette, LA HUD Metro FMR Area								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Vermilion Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	40150	40150	40150	40150	53000	53000	53000	53000
LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake Charles, LA								
Jefferson Davis Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	40300	40300	40300	40300	53200	53200	53200	53200
LOW INCOME	64500	64500	64500	64500	85150	85150	85150	85150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake Charles, LA HUD Metro FMR Area								
VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe, LA								
Monroe, LA HUD Metro FMR Area								
VERY LOW INCOME	39250	39250	39250	39250	51850	51850	51850	51850
LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morehouse Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richland Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
New Orleans-Metairie, LA								
New Orleans-Metairie, LA HUD Metro FMR Area								
VERY LOW INCOME	44900	44900	44900	44900	59300	59300	59300	59300
LOW INCOME	71850	71850	71850	71850	94850	94850	94850	94850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. James Parish, LA HUD Metro FMR Area								
VERY LOW INCOME	47000	47000	47000	47000	62050	62050	62050	62050
LOW INCOME	75200	75200	75200	75200	99300	99300	99300	99300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Shreveport-Bossier City, LA MSA								
VERY LOW INCOME	40850	40850	40850	40850	53950	53950	53950	53950
LOW INCOME	65350	65350	65350	65350	86300	86300	86300	86300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Slidell-Mandeville-Covington, LA MSA								
VERY LOW INCOME	52100	52100	52100	52100	68800	68800	68800	68800
LOW INCOME	83350	83350	83350	83350	110050	110050	110050	110050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allen Parish, LA								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Avoyelles Parish, LA								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Beauregard Parish, LA								
VERY LOW INCOME	43000	43000	43000	43000	56800	56800	56800	56800
LOW INCOME	68800	68800	68800	68800	90850	90850	90850	90850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bienville Parish, LA								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Caldwell Parish, LA								
VERY LOW INCOME	37800	37800	37800	37800	49900	49900	49900	49900
LOW INCOME	60500	60500	60500	60500	79900	79900	79900	79900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Catahoula Parish, LA								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Claiborne Parish, LA								
VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Concordia Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
East Carroll Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Evangeline Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iberia Parish, LA									
	VERY LOW INCOME	37250	37250	37250	37250	49200	49200	49200	49200
	LOW INCOME	59600	59600	59600	59600	78700	78700	78700	78700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
La Salle Parish, LA									
	VERY LOW INCOME	39700	39700	39700	39700	52400	52400	52400	52400
	LOW INCOME	63500	63500	63500	63500	83850	83850	83850	83850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln Parish, LA									
	VERY LOW INCOME	33950	33950	33950	33950	44850	44850	44850	44850
	LOW INCOME	54300	54300	54300	54300	71700	71700	71700	71700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Natchitoches Parish, LA									
	VERY LOW INCOME	35750	35750	35750	35750	47200	47200	47200	47200
	LOW INCOME	57200	57200	57200	57200	75550	75550	75550	75550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Red River Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sabine Parish, LA									
	VERY LOW INCOME	34100	34100	34100	34100	45050	45050	45050	45050
	LOW INCOME	54550	54550	54550	54550	72050	72050	72050	72050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Landry Parish, LA									
	VERY LOW INCOME	35600	35600	35600	35600	47000	47000	47000	47000
	LOW INCOME	56950	56950	56950	56950	75200	75200	75200	75200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Mary Parish, LA									
	VERY LOW INCOME	35300	35300	35300	35300	46600	46600	46600	46600
	LOW INCOME	56500	56500	56500	56500	74600	74600	74600	74600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tensas Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vernon Parish, LA									
	VERY LOW INCOME	35900	35900	35900	35900	47400	47400	47400	47400
	LOW INCOME	57450	57450	57450	57450	75850	75850	75850	75850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Webster Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
West Carroll Parish, LA									
	VERY LOW INCOME	35900	35900	35900	35900	47400	47400	47400	47400
	LOW INCOME	57450	57450	57450	57450	75850	75850	75850	75850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winn Parish, LA									
	VERY LOW INCOME	33850	33850	33850	33850	44700	44700	44700	44700
	LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bangor, ME	FY 2026 ADJUSTED INCOME LIMITS							
Bangor, ME HUD Metro FMR Area								
VERY LOW INCOME	53250	53250	53250	53250	70300	70300	70300	70300
LOW INCOME	85200	85200	85200	85200	112500	112500	112500	112500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Penobscot County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewiston-Auburn, ME MSA								
VERY LOW INCOME	46950	46950	46950	46950	62000	62000	62000	62000
LOW INCOME	75100	75100	75100	75100	99150	99150	99150	99150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Portland-South Portland, ME								
Cumberland County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	55400	55400	55400	55400	73150	73150	73150	73150
LOW INCOME	88650	88650	88650	88650	117050	117050	117050	117050
MOD.INC-GUAR.LOAN	127450	127450	127450	127450	168250	168250	168250	168250
Portland, ME HUD Metro FMR Area								
VERY LOW INCOME	69550	69550	69550	69550	91850	91850	91850	91850
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Sagadahoc County, ME HUD Metro FMR Area								
VERY LOW INCOME	53200	53200	53200	53200	70250	70250	70250	70250
LOW INCOME	85100	85100	85100	85100	112350	112350	112350	112350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
York County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	53450	53450	53450	53450	70600	70600	70600	70600
LOW INCOME	85500	85500	85500	85500	112900	112900	112900	112900
MOD.INC-GUAR.LOAN	122900	122900	122900	122900	162250	162250	162250	162250
York-Kittery-South Berwick, ME HUD Metro FMR Area								
VERY LOW INCOME	66450	66450	66450	66450	87750	87750	87750	87750
LOW INCOME	106300	106300	106300	106300	140350	140350	140350	140350
MOD.INC-GUAR.LOAN	152800	152800	152800	152800	201700	201700	201700	201700

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Aroostook County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, ME									
	VERY LOW INCOME	50600	50600	50600	50600	66800	66800	66800	66800
	LOW INCOME	80950	80950	80950	80950	106900	106900	106900	106900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kennebec County, ME									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, ME									
	VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
	LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, ME									
	VERY LOW INCOME	51200	51200	51200	51200	67600	67600	67600	67600
	LOW INCOME	81900	81900	81900	81900	108150	108150	108150	108150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oxford County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Piscataquis County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Somerset County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Waldo County, ME									
	VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
	LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, ME									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MARYLAND — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Baltimore-Columbia-Towson, MD MSA								
VERY LOW INCOME	67000	67000	67000	67000	88450	88450	88450	88450
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Hagerstown-Martinsburg, MD-WV								
Hagerstown, MD HUD Metro FMR Area								
VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Lexington Park, MD								
Calvert County, MD HUD Metro FMR Area								
VERY LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
St. Mary's County, MD HUD Metro FMR Area								
VERY LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	61350	61350	61350	61350	81000	81000	81000	81000
LOW INCOME	98150	98150	98150	98150	129600	129600	129600	129600
MOD.INC-GUAR.LOAN	141100	141100	141100	141100	186300	186300	186300	186300
Salisbury, MD								
Salisbury, MD HUD Metro FMR Area								
VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Somerset County, MD HUD Metro FMR Area								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Washington-Arlington-Alexandria, DC-VA-MD-WV								
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	83050	83050	83050	83050	109650	109650	109650	109650
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MARYLAND

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Allegany County, MD								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Caroline County, MD								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Dorchester County, MD								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Garrett County, MD								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Kent County, MD								
VERY LOW INCOME	56000	56000	56000	56000	73950	73950	73950	73950
LOW INCOME	89600	89600	89600	89600	118300	118300	118300	118300
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100
Talbot County, MD								
VERY LOW INCOME	58750	58750	58750	58750	77550	77550	77550	77550
LOW INCOME	94000	94000	94000	94000	124100	124100	124100	124100
MOD.INC-GUAR.LOAN	135150	135150	135150	135150	178400	178400	178400	178400
Worcester County, MD								
VERY LOW INCOME	55550	55550	55550	55550	73350	73350	73350	73350
LOW INCOME	88900	88900	88900	88900	117350	117350	117350	117350
MOD.INC-GUAR.LOAN	133400	133400	133400	133400	176100	176100	176100	176100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Amherst Town-Northampton, MA MSA								
VERY LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
LOW INCOME	105200	105200	105200	105200	138900	138900	138900	138900
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Barnstable Town, MA MSA								
VERY LOW INCOME	70600	70600	70600	70600	93200	93200	93200	93200
LOW INCOME	112950	112950	112950	112950	149100	149100	149100	149100
MOD.INC-GUAR.LOAN	162350	162350	162350	162350	214350	214350	214350	214350
Boston-Cambridge-Newton, MA-NH								
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
LOW INCOME	137100	137100	137100	137100	181000	181000	181000	181000
MOD.INC-GUAR.LOAN	197100	197100	197100	197100	260200	260200	260200	260200
Brockton, MA HUD Metro FMR Area								
VERY LOW INCOME	67350	67350	67350	67350	88950	88950	88950	88950
LOW INCOME	107750	107750	107750	107750	142250	142250	142250	142250
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Lawrence, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Lowell, MA HUD Metro FMR Area								
VERY LOW INCOME	71500	71500	71500	71500	94400	94400	94400	94400
LOW INCOME	109600	109600	109600	109600	144700	144700	144700	144700
MOD.INC-GUAR.LOAN	157550	157550	157550	157550	208000	208000	208000	208000
Pittsfield, MA								
Berkshire County, MA (part) HUD Metro FMR Area								
VERY LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
LOW INCOME	105200	105200	105200	105200	138900	138900	138900	138900
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Pittsfield, MA HUD Metro FMR Area								
VERY LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
LOW INCOME	105350	105350	105350	105350	139100	139100	139100	139100
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Providence-Warwick, RI-MA								
Easton-Raynham, MA HUD Metro FMR Area								
VERY LOW INCOME	82800	82800	82800	82800	109300	109300	109300	109300
LOW INCOME	118900	118900	118900	118900	156950	156950	156950	156950
MOD.INC-GUAR.LOAN	170900	170900	170900	170900	225600	225600	225600	225600
New Bedford, MA HUD Metro FMR Area								
VERY LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
LOW INCOME	105200	105200	105200	105200	138900	138900	138900	138900
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Providence-Fall River, RI-MA HUD Metro FMR Area								
VERY LOW INCOME	57150	57150	57150	57150	75450	75450	75450	75450
LOW INCOME	91450	91450	91450	91450	120750	120750	120750	120750
MOD.INC-GUAR.LOAN	131450	131450	131450	131450	173550	173550	173550	173550
Taunton-Mansfield-Norton, MA HUD Metro FMR Area								
VERY LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
LOW INCOME	105350	105350	105350	105350	139100	139100	139100	139100
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Springfield, MA MSA								
VERY LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
LOW INCOME	105200	105200	105200	105200	138900	138900	138900	138900
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Worcester, MA								
Eastern Worcester County, MA HUD Metro FMR Area								
VERY LOW INCOME	80500	80500	80500	80500	106250	106250	106250	106250
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Fitchburg-Leominster, MA HUD Metro FMR Area								
VERY LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
LOW INCOME	105350	105350	105350	105350	139100	139100	139100	139100
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Western Worcester County, MA HUD Metro FMR Area								
VERY LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
LOW INCOME	105350	105350	105350	105350	139100	139100	139100	139100
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Worcester, MA HUD Metro FMR Area								
VERY LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
LOW INCOME	105350	105350	105350	105350	139100	139100	139100	139100
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Dukes County, MA								
VERY LOW INCOME	81550	81550	81550	81550	107650	107650	107650	107650
LOW INCOME	108400	108400	108400	108400	143100	143100	143100	143100
MOD.INC-GUAR.LOAN	155850	155850	155850	155850	205750	205750	205750	205750
Franklin County, MA								
VERY LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
LOW INCOME	105200	105200	105200	105200	138900	138900	138900	138900
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Nantucket County, MA								
VERY LOW INCOME	91050	91050	91050	91050	120200	120200	120200	120200
LOW INCOME	145750	145750	145750	145750	192350	192350	192350	192350
MOD.INC-GUAR.LOAN	209450	209450	209450	209450	276500	276500	276500	276500

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ann Arbor, MI MSA								
VERY LOW INCOME	69200	69200	69200	69200	91350	91350	91350	91350
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Battle Creek, MI MSA								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bay City, MI MSA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Detroit-Warren-Dearborn, MI								
Detroit-Warren-Livonia, MI HUD Metro FMR Area								
VERY LOW INCOME	52400	52400	52400	52400	69200	69200	69200	69200
LOW INCOME	83850	83850	83850	83850	110700	110700	110700	110700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Livingston County, MI HUD Metro FMR Area								
VERY LOW INCOME	65300	65300	65300	65300	86200	86200	86200	86200
LOW INCOME	104500	104500	104500	104500	137950	137950	137950	137950
MOD.INC-GUAR.LOAN	150200	150200	150200	150200	198300	198300	198300	198300
Flint, MI MSA								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grand Rapids-Wyoming-Kentwood, MI								
Barry County, MI HUD Metro FMR Area								
VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
LOW INCOME	82900	82900	82900	82900	109450	109450	109450	109450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grand Rapids-Wyoming, MI HUD Metro FMR Area								
VERY LOW INCOME	53300	53300	53300	53300	70400	70400	70400	70400
LOW INCOME	85300	85300	85300	85300	112600	112600	112600	112600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Holland-Grand Haven, MI HUD Metro FMR Area								
VERY LOW INCOME	56850	56850	56850	56850	75050	75050	75050	75050
LOW INCOME	90950	90950	90950	90950	120100	120100	120100	120100
MOD.INC-GUAR.LOAN	130750	130750	130750	130750	172600	172600	172600	172600
Ionia County, MI HUD Metro FMR Area								
VERY LOW INCOME	45800	45800	45800	45800	60500	60500	60500	60500
LOW INCOME	73300	73300	73300	73300	96800	96800	96800	96800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montcalm County, MI HUD Metro FMR Area								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson, MI MSA								
VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kalamazoo-Portage, MI MSA								
VERY LOW INCOME	52650	52650	52650	52650	69500	69500	69500	69500
LOW INCOME	84250	84250	84250	84250	111250	111250	111250	111250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lansing-East Lansing, MI MSA								
VERY LOW INCOME	51300	51300	51300	51300	67750	67750	67750	67750
LOW INCOME	82100	82100	82100	82100	108400	108400	108400	108400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Midland, MI MSA								
VERY LOW INCOME	53600	53600	53600	53600	70800	70800	70800	70800
LOW INCOME	85750	85750	85750	85750	113200	113200	113200	113200
MOD.INC-GUAR.LOAN	123250	123250	123250	123250	162700	162700	162700	162700
Monroe, MI MSA								
VERY LOW INCOME	48250	48250	48250	48250	63700	63700	63700	63700
LOW INCOME	77200	77200	77200	77200	101950	101950	101950	101950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muskegon-Norton Shores, MI MSA								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Niles, MI MSA								
VERY LOW INCOME	46100	46100	46100	46100	60900	60900	60900	60900
LOW INCOME	73750	73750	73750	73750	97350	97350	97350	97350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Saginaw, MI MSA								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
South Bend-Mishawaka, IN-MI								
Cass County, MI HUD Metro FMR Area								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Traverse City, MI								
Benzie County, MI HUD Metro FMR Area								
VERY LOW INCOME	47850	47850	47850	47850	63200	63200	63200	63200
LOW INCOME	76550	76550	76550	76550	101050	101050	101050	101050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grand Traverse County, MI HUD Metro FMR Area								
VERY LOW INCOME	56950	56950	56950	56950	75200	75200	75200	75200
LOW INCOME	91100	91100	91100	91100	120300	120300	120300	120300
MOD.INC-GUAR.LOAN	130950	130950	130950	130950	172900	172900	172900	172900
Kalkaska County, MI HUD Metro FMR Area								
VERY LOW INCOME	43300	43300	43300	43300	57200	57200	57200	57200
LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Leelanau County, MI HUD Metro FMR Area								
VERY LOW INCOME	61050	61050	61050	61050	80600	80600	80600	80600
LOW INCOME	97700	97700	97700	97700	129000	129000	129000	129000
MOD.INC-GUAR.LOAN	140450	140450	140450	140450	185400	185400	185400	185400
Alcona County, MI								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Alger County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allegan County, MI									
	VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
	LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Alpena County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Antrim County, MI									
	VERY LOW INCOME	46700	46700	46700	46700	61650	61650	61650	61650
	LOW INCOME	74700	74700	74700	74700	98650	98650	98650	98650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Arenac County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baraga County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Branch County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlevoix County, MI									
	VERY LOW INCOME	49850	49850	49850	49850	65850	65850	65850	65850
	LOW INCOME	79750	79750	79750	79750	105300	105300	105300	105300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cheboygan County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Chippewa County, MI									
	VERY LOW INCOME	43150	43150	43150	43150	57000	57000	57000	57000
	LOW INCOME	69050	69050	69050	69050	91150	91150	91150	91150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clare County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Delta County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dickinson County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Emmet County, MI									
	VERY LOW INCOME	50850	50850	50850	50850	67150	67150	67150	67150
	LOW INCOME	81350	81350	81350	81350	107400	107400	107400	107400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gladwin County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gogebic County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gratiot County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Hillsdale County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Houghton County, MI									
	VERY LOW INCOME	44700	44700	44700	44700	59050	59050	59050	59050
	LOW INCOME	71500	71500	71500	71500	94400	94400	94400	94400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huron County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iosco County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Iron County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Isabella County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Keweenaw County, MI									
	VERY LOW INCOME	45050	45050	45050	45050	59500	59500	59500	59500
	LOW INCOME	72100	72100	72100	72100	95200	95200	95200	95200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lenawee County, MI									
	VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
	LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN — FY 2026 ADJUSTED INCOME LIMITS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Luce County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mackinac County, MI									
	VERY LOW INCOME	42150	42150	42150	42150	55650	55650	55650	55650
	LOW INCOME	67450	67450	67450	67450	89050	89050	89050	89050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Manistee County, MI									
	VERY LOW INCOME	42750	42750	42750	42750	56450	56450	56450	56450
	LOW INCOME	68400	68400	68400	68400	90300	90300	90300	90300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marquette County, MI									
	VERY LOW INCOME	47950	47950	47950	47950	63300	63300	63300	63300
	LOW INCOME	76700	76700	76700	76700	101250	101250	101250	101250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mason County, MI									
	VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
	LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mecosta County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Menominee County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Missaukee County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montmorency County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Newaygo County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oceana County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ogemaw County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ontonagon County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Osceola County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oscoda County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Otsego County, MI									
	VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
	LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Presque Isle County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roscommon County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Sanilac County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schoolcraft County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shiawassee County, MI									
	VERY LOW INCOME	43800	43800	43800	43800	57850	57850	57850	57850
	LOW INCOME	70100	70100	70100	70100	92550	92550	92550	92550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Joseph County, MI									
	VERY LOW INCOME	42950	42950	42950	42950	56700	56700	56700	56700
	LOW INCOME	68700	68700	68700	68700	90700	90700	90700	90700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tuscola County, MI									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Buren County, MI									
	VERY LOW INCOME	47200	47200	47200	47200	62350	62350	62350	62350
	LOW INCOME	75500	75500	75500	75500	99700	99700	99700	99700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wexford County, MI									
	VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
	LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Duluth, MN-WI MSA								
VERY LOW INCOME	50550	50550	50550	50550	66750	66750	66750	66750
LOW INCOME	80900	80900	80900	80900	106800	106800	106800	106800
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Fargo, ND-MN MSA								
VERY LOW INCOME	57800	57800	57800	57800	76300	76300	76300	76300
LOW INCOME	92500	92500	92500	92500	122100	122100	122100	122100
MOD.INC-GUAR.LOAN	132950	132950	132950	132950	175500	175500	175500	175500
Grand Forks, ND-MN MSA								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
La Crosse-Onalaska, WI-MN								
La Crosse-Onalaska, WI-MN HUD Metro FMR Area								
VERY LOW INCOME	53700	53700	53700	53700	70900	70900	70900	70900
LOW INCOME	85900	85900	85900	85900	113400	113400	113400	113400
MOD.INC-GUAR.LOAN	123500	123500	123500	123500	163050	163050	163050	163050
Mankato, MN MSA								
VERY LOW INCOME	53250	53250	53250	53250	70300	70300	70300	70300
LOW INCOME	85200	85200	85200	85200	112500	112500	112500	112500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Minneapolis-St. Paul-Bloomington, MN-WI								
Le Sueur County, MN HUD Metro FMR Area								
VERY LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
LOW INCOME	93450	93450	93450	93450	123400	123400	123400	123400
MOD.INC-GUAR.LOAN	134350	134350	134350	134350	177350	177350	177350	177350
Mille Lacs County, MN HUD Metro FMR Area								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area								
VERY LOW INCOME	66200	66200	66200	66200	87400	87400	87400	87400
LOW INCOME	105900	105900	105900	105900	139800	139800	139800	139800
MOD.INC-GUAR.LOAN	152250	152250	152250	152250	201000	201000	201000	201000

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Rochester, MN								
Fillmore County, MN HUD Metro FMR Area								
VERY LOW INCOME	49400	49400	49400	49400	65250	65250	65250	65250
LOW INCOME	79050	79050	79050	79050	104350	104350	104350	104350
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Rochester, MN HUD Metro FMR Area								
VERY LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Wabasha County, MN HUD Metro FMR Area								
VERY LOW INCOME	53700	53700	53700	53700	70900	70900	70900	70900
LOW INCOME	85900	85900	85900	85900	113400	113400	113400	113400
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Sioux Falls, SD-MN								
Rock County, MN HUD Metro FMR Area								
VERY LOW INCOME	53050	53050	53050	53050	70050	70050	70050	70050
LOW INCOME	84900	84900	84900	84900	112100	112100	112100	112100
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
St. Cloud, MN MSA								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Aitkin County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Becker County, MN								
VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Beltrami County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Big Stone County, MN								
VERY LOW INCOME	50850	50850	50850	50850	67150	67150	67150	67150
LOW INCOME	81350	81350	81350	81350	107400	107400	107400	107400
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Brown County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Cass County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Chippewa County, MN								
VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Clearwater County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Cook County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Cottonwood County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Crow Wing County, MN								
VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Douglas County, MN								
VERY LOW INCOME	52950	52950	52950	52950	69900	69900	69900	69900
LOW INCOME	84700	84700	84700	84700	111850	111850	111850	111850
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Faribault County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Freeborn County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Goodhue County, MN								
VERY LOW INCOME	57050	57050	57050	57050	75350	75350	75350	75350
LOW INCOME	91300	91300	91300	91300	120550	120550	120550	120550
MOD.INC-GUAR.LOAN	131250	131250	131250	131250	173250	173250	173250	173250
Grant County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Hubbard County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Itasca County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Jackson County, MN								
VERY LOW INCOME	49550	49550	49550	49550	65450	65450	65450	65450
LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Kanabec County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Kandiyohi County, MN								
VERY LOW INCOME	50700	50700	50700	50700	66950	66950	66950	66950
LOW INCOME	81100	81100	81100	81100	107100	107100	107100	107100
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kittson County, MN	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Koochiching County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Lac qui Parle County, MN								
VERY LOW INCOME	49950	49950	49950	49950	65950	65950	65950	65950
LOW INCOME	79900	79900	79900	79900	105500	105500	105500	105500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Lake County, MN								
VERY LOW INCOME	50550	50550	50550	50550	66750	66750	66750	66750
LOW INCOME	80900	80900	80900	80900	106800	106800	106800	106800
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Lake of the Woods County, MN								
VERY LOW INCOME	49550	49550	49550	49550	65450	65450	65450	65450
LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Lincoln County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Lyon County, MN								
VERY LOW INCOME	51150	51150	51150	51150	67550	67550	67550	67550
LOW INCOME	81850	81850	81850	81850	108050	108050	108050	108050
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Mahnomen County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Marshall County, MN								
VERY LOW INCOME	49750	49750	49750	49750	65700	65700	65700	65700
LOW INCOME	79600	79600	79600	79600	105100	105100	105100	105100
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Martin County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
McLeod County, MN									
	VERY LOW INCOME	54450	54450	54450	54450	71900	71900	71900	71900
	LOW INCOME	87100	87100	87100	87100	115000	115000	115000	115000
	MOD.INC-GUAR.LOAN	125200	125200	125200	125200	165300	165300	165300	165300
Meeker County, MN									
	VERY LOW INCOME	51700	51700	51700	51700	68250	68250	68250	68250
	LOW INCOME	82700	82700	82700	82700	109200	109200	109200	109200
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Morrison County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Mower County, MN									
	VERY LOW INCOME	49250	49250	49250	49250	65050	65050	65050	65050
	LOW INCOME	78800	78800	78800	78800	104050	104050	104050	104050
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Murray County, MN									
	VERY LOW INCOME	50450	50450	50450	50450	66600	66600	66600	66600
	LOW INCOME	80700	80700	80700	80700	106550	106550	106550	106550
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Nobles County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Norman County, MN									
	VERY LOW INCOME	50250	50250	50250	50250	66350	66350	66350	66350
	LOW INCOME	80400	80400	80400	80400	106150	106150	106150	106150
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Otter Tail County, MN									
	VERY LOW INCOME	50050	50050	50050	50050	66100	66100	66100	66100
	LOW INCOME	80100	80100	80100	80100	105750	105750	105750	105750
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Pennington County, MN								
VERY LOW INCOME	55650	55650	55650	55650	73500	73500	73500	73500
LOW INCOME	89050	89050	89050	89050	117550	117550	117550	117550
MOD.INC-GUAR.LOAN	128000	128000	128000	128000	169000	169000	169000	169000
Pine County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Pipestone County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Pope County, MN								
VERY LOW INCOME	52000	52000	52000	52000	68650	68650	68650	68650
LOW INCOME	83200	83200	83200	83200	109850	109850	109850	109850
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Red Lake County, MN								
VERY LOW INCOME	53350	53350	53350	53350	70450	70450	70450	70450
LOW INCOME	85350	85350	85350	85350	112700	112700	112700	112700
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Redwood County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Renville County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Rice County, MN								
VERY LOW INCOME	54200	54200	54200	54200	71550	71550	71550	71550
LOW INCOME	86700	86700	86700	86700	114450	114450	114450	114450
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Roseau County, MN								
VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Sibley County, MN									
	VERY LOW INCOME	52800	52800	52800	52800	69700	69700	69700	69700
	LOW INCOME	84500	84500	84500	84500	111550	111550	111550	111550
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Steele County, MN									
	VERY LOW INCOME	58500	58500	58500	58500	77250	77250	77250	77250
	LOW INCOME	93600	93600	93600	93600	123600	123600	123600	123600
	MOD.INC-GUAR.LOAN	134550	134550	134550	134550	177650	177650	177650	177650
Stevens County, MN									
	VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
	LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Swift County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Todd County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Traverse County, MN									
	VERY LOW INCOME	49950	49950	49950	49950	65950	65950	65950	65950
	LOW INCOME	79900	79900	79900	79900	105500	105500	105500	105500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Wadena County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Waseca County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Watonwan County, MN									
	VERY LOW INCOME	50100	50100	50100	50100	66150	66150	66150	66150
	LOW INCOME	80150	80150	80150	80150	105800	105800	105800	105800
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Wilkin County, MN									
	VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
	LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Winona County, MN									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Yellow Medicine County, MN									
	VERY LOW INCOME	49000	49000	49000	49000	64700	64700	64700	64700
	LOW INCOME	78400	78400	78400	78400	103500	103500	103500	103500
	MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Gulfport-Biloxi, MS								
Gulfport-Biloxi, MS HUD Metro FMR Area								
VERY LOW INCOME	41550	41550	41550	41550	54850	54850	54850	54850
LOW INCOME	66500	66500	66500	66500	87800	87800	87800	87800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pascagoula, MS HUD Metro FMR Area								
VERY LOW INCOME	43400	43400	43400	43400	57300	57300	57300	57300
LOW INCOME	69450	69450	69450	69450	91700	91700	91700	91700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stone County, MS HUD Metro FMR Area								
VERY LOW INCOME	41700	41700	41700	41700	55050	55050	55050	55050
LOW INCOME	66700	66700	66700	66700	88050	88050	88050	88050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hattiesburg, MS MSA								
VERY LOW INCOME	39900	39900	39900	39900	52700	52700	52700	52700
LOW INCOME	63850	63850	63850	63850	84300	84300	84300	84300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson, MS								
Holmes County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson, MS HUD Metro FMR Area								
VERY LOW INCOME	45700	45700	45700	45700	60350	60350	60350	60350
LOW INCOME	73100	73100	73100	73100	96500	96500	96500	96500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Simpson County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Yazoo County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Memphis, TN-MS-AR								
Benton County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tate County, MS HUD Metro FMR Area								
VERY LOW INCOME	41500	41500	41500	41500	54800	54800	54800	54800
LOW INCOME	66400	66400	66400	66400	87650	87650	87650	87650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tunica County, MS HUD Metro FMR Area								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adams County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Alcorn County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Amite County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Attala County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bolivar County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, MS								
VERY LOW INCOME	40700	40700	40700	40700	53750	53750	53750	53750
LOW INCOME	65100	65100	65100	65100	85950	85950	85950	85950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chickasaw County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Choctaw County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Claiborne County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarke County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Coahoma County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Covington County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
George County, MS								
VERY LOW INCOME	40050	40050	40050	40050	52900	52900	52900	52900
LOW INCOME	64100	64100	64100	64100	84650	84650	84650	84650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, MS								
VERY LOW INCOME	36900	36900	36900	36900	48750	48750	48750	48750
LOW INCOME	59050	59050	59050	59050	77950	77950	77950	77950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grenada County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Humphreys County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Issaquena County, MS								
VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Itawamba County, MS								
VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
LOW INCOME	66000	66000	66000	66000	87100	87100	87100	87100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Jasper County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson Davis County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jones County, MS									
	VERY LOW INCOME	37350	37350	37350	37350	49300	49300	49300	49300
	LOW INCOME	59750	59750	59750	59750	78900	78900	78900	78900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kemper County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette County, MS									
	VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
	LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lauderdale County, MS									
	VERY LOW INCOME	41050	41050	41050	41050	54200	54200	54200	54200
	LOW INCOME	65650	65650	65650	65650	86700	86700	86700	86700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Leake County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lee County, MS									
	VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
	LOW INCOME	66000	66000	66000	66000	87150	87150	87150	87150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Leflore County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, MS									
	VERY LOW INCOME	37350	37350	37350	37350	49300	49300	49300	49300
	LOW INCOME	59750	59750	59750	59750	78900	78900	78900	78900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lowndes County, MS									
	VERY LOW INCOME	39850	39850	39850	39850	52650	52650	52650	52650
	LOW INCOME	63750	63750	63750	63750	84150	84150	84150	84150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, MS									
	VERY LOW INCOME	36300	36300	36300	36300	47950	47950	47950	47950
	LOW INCOME	58100	58100	58100	58100	76700	76700	76700	76700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Neshoba County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Newton County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Noxubee County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oktibbeha County, MS									
	VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
	LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Panola County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pearl River County, MS									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pontotoc County, MS									
	VERY LOW INCOME	37700	37700	37700	37700	49800	49800	49800	49800
	LOW INCOME	60300	60300	60300	60300	79600	79600	79600	79600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Prentiss County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Quitman County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sharkey County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Smith County, MS									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sunflower County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tallahatchie County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tippah County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tishomingo County, MS									
	VERY LOW INCOME	39300	39300	39300	39300	51900	51900	51900	51900
	LOW INCOME	62900	62900	62900	62900	83050	83050	83050	83050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, MS									
	VERY LOW INCOME	38150	38150	38150	38150	50400	50400	50400	50400
	LOW INCOME	61050	61050	61050	61050	80600	80600	80600	80600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walthall County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, MS									
	VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
	LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Wayne County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Webster County, MS									
	VERY LOW INCOME	39250	39250	39250	39250	51850	51850	51850	51850
	LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilkinson County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winston County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yalobusha County, MS									
	VERY LOW INCOME	36000	36000	36000	36000	47550	47550	47550	47550
	LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Cape Girardeau, MO-IL MSA								
VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia, MO								
Columbia, MO HUD Metro FMR Area								
VERY LOW INCOME	58150	58150	58150	58150	76800	76800	76800	76800
LOW INCOME	93050	93050	93050	93050	122850	122850	122850	122850
MOD.INC-GUAR.LOAN	133750	133750	133750	133750	176550	176550	176550	176550
Cooper County, MO HUD Metro FMR Area								
VERY LOW INCOME	46650	46650	46650	46650	61600	61600	61600	61600
LOW INCOME	74650	74650	74650	74650	98550	98550	98550	98550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howard County, MO HUD Metro FMR Area								
VERY LOW INCOME	42200	42200	42200	42200	55750	55750	55750	55750
LOW INCOME	67500	67500	67500	67500	89100	89100	89100	89100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson City, MO								
Callaway County, MO HUD Metro FMR Area								
VERY LOW INCOME	47200	47200	47200	47200	62350	62350	62350	62350
LOW INCOME	75500	75500	75500	75500	99700	99700	99700	99700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson City, MO HUD Metro FMR Area								
VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Moniteau County, MO HUD Metro FMR Area								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Joplin, MO-KS								
Joplin, MO HUD Metro FMR Area								
VERY LOW INCOME	40100	40100	40100	40100	52950	52950	52950	52950
LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Kansas City, MO-KS								
Bates County, MO HUD Metro FMR Area								
VERY LOW INCOME	42050	42050	42050	42050	55550	55550	55550	55550
LOW INCOME	67300	67300	67300	67300	88850	88850	88850	88850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kansas City, MO-KS HUD Metro FMR Area								
VERY LOW INCOME	56700	56700	56700	56700	74850	74850	74850	74850
LOW INCOME	90700	90700	90700	90700	119750	119750	119750	119750
MOD.INC-GUAR.LOAN	130400	130400	130400	130400	172150	172150	172150	172150
Springfield, MO								
Dallas County, MO HUD Metro FMR Area								
VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Polk County, MO HUD Metro FMR Area								
VERY LOW INCOME	40150	40150	40150	40150	53000	53000	53000	53000
LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Springfield, MO HUD Metro FMR Area								
VERY LOW INCOME	45700	45700	45700	45700	60350	60350	60350	60350
LOW INCOME	73100	73100	73100	73100	96500	96500	96500	96500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Joseph, MO-KS MSA								
VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Louis, MO-IL								
St. Louis, MO-IL HUD Metro FMR Area								
VERY LOW INCOME	56750	56750	56750	56750	74950	74950	74950	74950
LOW INCOME	90800	90800	90800	90800	119900	119900	119900	119900
MOD.INC-GUAR.LOAN	130550	130550	130550	130550	172350	172350	172350	172350
Sullivan part								
St. Louis, MO-IL HUD Metro FMR Area								
VERY LOW INCOME	56750	56750	56750	56750	74950	74950	74950	74950
LOW INCOME	90800	90800	90800	90800	119900	119900	119900	119900
MOD.INC-GUAR.LOAN	130550	130550	130550	130550	172350	172350	172350	172350

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Adair County, MO									
	VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
	LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Atchison County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Audrain County, MO									
	VERY LOW INCOME	40050	40050	40050	40050	52900	52900	52900	52900
	LOW INCOME	64100	64100	64100	64100	84650	84650	84650	84650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barry County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barton County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Benton County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butler County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Camden County, MO									
	VERY LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
	LOW INCOME	69900	69900	69900	69900	92300	92300	92300	92300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, MO									
	VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
	LOW INCOME	66000	66000	66000	66000	87150	87150	87150	87150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Carter County, MO									
	VERY LOW INCOME	40350	40350	40350	40350	53300	53300	53300	53300
	LOW INCOME	64550	64550	64550	64550	85250	85250	85250	85250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cedar County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chariton County, MO									
	VERY LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
	LOW INCOME	69900	69900	69900	69900	92300	92300	92300	92300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dade County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Daviess County, MO									
	VERY LOW INCOME	40600	40600	40600	40600	53600	53600	53600	53600
	LOW INCOME	64950	64950	64950	64950	85750	85750	85750	85750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dent County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Douglas County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Dunklin County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gasconade County, MO									
	VERY LOW INCOME	41200	41200	41200	41200	54400	54400	54400	54400
	LOW INCOME	65900	65900	65900	65900	87000	87000	87000	87000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gentry County, MO									
	VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
	LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grundy County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harrison County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hickory County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Holt County, MO									
	VERY LOW INCOME	41200	41200	41200	41200	54400	54400	54400	54400
	LOW INCOME	65900	65900	65900	65900	87000	87000	87000	87000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howell County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Iron County, MO									
	VERY LOW INCOME	39450	39450	39450	39450	52100	52100	52100	52100
	LOW INCOME	63100	63100	63100	63100	83300	83300	83300	83300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, MO									
	VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
	LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, MO									
	VERY LOW INCOME	40450	40450	40450	40450	53400	53400	53400	53400
	LOW INCOME	64700	64700	64700	64700	85450	85450	85450	85450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Laclede County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, MO									
	VERY LOW INCOME	41550	41550	41550	41550	54850	54850	54850	54850
	LOW INCOME	66500	66500	66500	66500	87800	87800	87800	87800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, MO									
	VERY LOW INCOME	42650	42650	42650	42650	56300	56300	56300	56300
	LOW INCOME	68250	68250	68250	68250	90100	90100	90100	90100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Linn County, MO									
	VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
	LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Livingston County, MO									
	VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
	LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon County, MO									
	VERY LOW INCOME	40900	40900	40900	40900	54000	54000	54000	54000
	LOW INCOME	65450	65450	65450	65450	86400	86400	86400	86400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Madison County, MO									
	VERY LOW INCOME	38800	38800	38800	38800	51250	51250	51250	51250
	LOW INCOME	62100	62100	62100	62100	82000	82000	82000	82000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Maries County, MO									
	VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
	LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, MO									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McDonald County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mercer County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Miller County, MO									
	VERY LOW INCOME	41200	41200	41200	41200	54400	54400	54400	54400
	LOW INCOME	65900	65900	65900	65900	87000	87000	87000	87000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mississippi County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, MO									
	VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
	LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, MO									
	VERY LOW INCOME	40050	40050	40050	40050	52900	52900	52900	52900
	LOW INCOME	64100	64100	64100	64100	84650	84650	84650	84650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Morgan County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
New Madrid County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nodaway County, MO									
	VERY LOW INCOME	44350	44350	44350	44350	58550	58550	58550	58550
	LOW INCOME	70950	70950	70950	70950	93700	93700	93700	93700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oregon County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ozark County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pemiscot County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perry County, MO									
	VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
	LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pettis County, MO									
	VERY LOW INCOME	39400	39400	39400	39400	52050	52050	52050	52050
	LOW INCOME	63050	63050	63050	63050	83250	83250	83250	83250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phelps County, MO									
	VERY LOW INCOME	39800	39800	39800	39800	52550	52550	52550	52550
	LOW INCOME	63700	63700	63700	63700	84100	84100	84100	84100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Pike County, MO									
	VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
	LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pulaski County, MO									
	VERY LOW INCOME	44100	44100	44100	44100	58250	58250	58250	58250
	LOW INCOME	70550	70550	70550	70550	93150	93150	93150	93150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, MO									
	VERY LOW INCOME	43900	43900	43900	43900	57950	57950	57950	57950
	LOW INCOME	70250	70250	70250	70250	92750	92750	92750	92750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ralls County, MO									
	VERY LOW INCOME	45100	45100	45100	45100	59550	59550	59550	59550
	LOW INCOME	72150	72150	72150	72150	95250	95250	95250	95250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, MO									
	VERY LOW INCOME	39350	39350	39350	39350	51950	51950	51950	51950
	LOW INCOME	62950	62950	62950	62950	83100	83100	83100	83100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reynolds County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ripley County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Saline County, MO									
	VERY LOW INCOME	43600	43600	43600	43600	57600	57600	57600	57600
	LOW INCOME	69750	69750	69750	69750	92100	92100	92100	92100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schuyler County, MO									
	VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
	LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Scotland County, MO									
	VERY LOW INCOME	42550	42550	42550	42550	56200	56200	56200	56200
	LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, MO									
	VERY LOW INCOME	40250	40250	40250	40250	53150	53150	53150	53150
	LOW INCOME	64400	64400	64400	64400	85050	85050	85050	85050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shannon County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shelby County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Clair County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. Francois County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ste. Genevieve County, MO									
	VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
	LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stoddard County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stone County, MO									
	VERY LOW INCOME	40650	40650	40650	40650	53700	53700	53700	53700
	LOW INCOME	65050	65050	65050	65050	85900	85900	85900	85900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Sullivan County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taney County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Texas County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vernon County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, MO									
	VERY LOW INCOME	38950	38950	38950	38950	51450	51450	51450	51450
	LOW INCOME	62300	62300	62300	62300	82250	82250	82250	82250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Worth County, MO									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wright County, MO									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Billings, MT	FY 2026 ADJUSTED INCOME LIMITS							
Billings, MT HUD Metro FMR Area								
VERY LOW INCOME	53400	53400	53400	53400	70500	70500	70500	70500
LOW INCOME	85450	85450	85450	85450	112800	112800	112800	112800
MOD.INC-GUAR.LOAN	122850	122850	122850	122850	162200	162200	162200	162200
Stillwater County, MT HUD Metro FMR Area								
VERY LOW INCOME	56150	56150	56150	56150	74150	74150	74150	74150
LOW INCOME	89850	89850	89850	89850	118650	118650	118650	118650
MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Bozeman, MT MSA								
VERY LOW INCOME	65100	65100	65100	65100	85950	85950	85950	85950
LOW INCOME	104150	104150	104150	104150	137500	137500	137500	137500
MOD.INC-GUAR.LOAN	149700	149700	149700	149700	197650	197650	197650	197650
Great Falls, MT MSA								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Helena, MT								
Broadwater County, MT HUD Metro FMR Area								
VERY LOW INCOME	50950	50950	50950	50950	67300	67300	67300	67300
LOW INCOME	81500	81500	81500	81500	107600	107600	107600	107600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, MT HUD Metro FMR Area								
VERY LOW INCOME	57350	57350	57350	57350	75700	75700	75700	75700
LOW INCOME	91750	91750	91750	91750	121150	121150	121150	121150
MOD.INC-GUAR.LOAN	131900	131900	131900	131900	174150	174150	174150	174150
Lewis and Clark County, MT HUD Metro FMR Area								
VERY LOW INCOME	58850	58850	58850	58850	77700	77700	77700	77700
LOW INCOME	94150	94150	94150	94150	124300	124300	124300	124300
MOD.INC-GUAR.LOAN	135350	135350	135350	135350	178650	178650	178650	178650
Missoula, MT								
Mineral County, MT HUD Metro FMR Area								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Missoula, MT HUD Metro FMR Area								
VERY LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
LOW INCOME	86650	86650	86650	86650	114400	114400	114400	114400
MOD.INC-GUAR.LOAN	124550	124550	124550	124550	164450	164450	164450	164450
Beaverhead County, MT								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Big Horn County, MT								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blaine County, MT								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carter County, MT								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chouteau County, MT								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Custer County, MT								
VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Daniels County, MT								
VERY LOW INCOME	46750	46750	46750	46750	61750	61750	61750	61750
LOW INCOME	74800	74800	74800	74800	98750	98750	98750	98750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dawson County, MT								
VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Deer Lodge County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fallon County, MT									
	VERY LOW INCOME	59900	59900	59900	59900	79100	79100	79100	79100
	LOW INCOME	95850	95850	95850	95850	126550	126550	126550	126550
	MOD.INC-GUAR.LOAN	137800	137800	137800	137800	181900	181900	181900	181900
Fergus County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Flathead County, MT									
	VERY LOW INCOME	50750	50750	50750	50750	67000	67000	67000	67000
	LOW INCOME	81200	81200	81200	81200	107200	107200	107200	107200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garfield County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Glacier County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Golden Valley County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Granite County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hill County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Judith Basin County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Liberty County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, MT									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McCone County, MT									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meagher County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Musselshell County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Park County, MT									
	VERY LOW INCOME	50300	50300	50300	50300	66400	66400	66400	66400
	LOW INCOME	80500	80500	80500	80500	106300	106300	106300	106300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Petroleum County, MT									
	VERY LOW INCOME	46100	46100	46100	46100	60900	60900	60900	60900
	LOW INCOME	73750	73750	73750	73750	97350	97350	97350	97350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phillips County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pondera County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Powder River County, MT									
	VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
	LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Powell County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Prairie County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ravalli County, MT									
	VERY LOW INCOME	46600	46600	46600	46600	61550	61550	61550	61550
	LOW INCOME	74550	74550	74550	74550	98450	98450	98450	98450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richland County, MT									
	VERY LOW INCOME	48300	48300	48300	48300	63800	63800	63800	63800
	LOW INCOME	77300	77300	77300	77300	102050	102050	102050	102050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roosevelt County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Rosebud County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sanders County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sheridan County, MT									
	VERY LOW INCOME	49250	49250	49250	49250	65050	65050	65050	65050
	LOW INCOME	78800	78800	78800	78800	104050	104050	104050	104050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Silver Bow County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sweet Grass County, MT									
	VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
	LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Teton County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Toole County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Treasure County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Valley County, MT									
	VERY LOW INCOME	48450	48450	48450	48450	64000	64000	64000	64000
	LOW INCOME	77500	77500	77500	77500	102300	102300	102300	102300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Wheatland County, MT									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wibaux County, MT									
	VERY LOW INCOME	50450	50450	50450	50450	66550	66550	66550	66550
	LOW INCOME	80700	80700	80700	80700	106550	106550	106550	106550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Grand Island, NE								
Hall County, NE HUD Metro FMR Area								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howard County, NE HUD Metro FMR Area								
VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Merrick County, NE HUD Metro FMR Area								
VERY LOW INCOME	48250	48250	48250	48250	63700	63700	63700	63700
LOW INCOME	77200	77200	77200	77200	101950	101950	101950	101950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln, NE								
Lincoln, NE HUD Metro FMR Area								
VERY LOW INCOME	53750	53750	53750	53750	70950	70950	70950	70950
LOW INCOME	86000	86000	86000	86000	113550	113550	113550	113550
MOD.INC-GUAR.LOAN	123650	123650	123650	123650	163250	163250	163250	163250
Seward County, NE HUD Metro FMR Area								
VERY LOW INCOME	57100	57100	57100	57100	75400	75400	75400	75400
LOW INCOME	91350	91350	91350	91350	120600	120600	120600	120600
MOD.INC-GUAR.LOAN	131300	131300	131300	131300	173350	173350	173350	173350
Omaha, NE-IA								
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area								
VERY LOW INCOME	57000	57000	57000	57000	75250	75250	75250	75250
LOW INCOME	91200	91200	91200	91200	120400	120400	120400	120400
MOD.INC-GUAR.LOAN	131100	131100	131100	131100	173100	173100	173100	173100
Saunders County, NE HUD Metro FMR Area								
VERY LOW INCOME	59100	59100	59100	59100	78050	78050	78050	78050
LOW INCOME	94550	94550	94550	94550	124850	124850	124850	124850
MOD.INC-GUAR.LOAN	135900	135900	135900	135900	179400	179400	179400	179400
Sioux City, IA-NE-SD MSA								
VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Adams County, NE	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Antelope County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Arthur County, NE								
VERY LOW INCOME	54900	54900	54900	54900	72500	72500	72500	72500
LOW INCOME	87850	87850	87850	87850	116000	116000	116000	116000
MOD.INC-GUAR.LOAN	126300	126300	126300	126300	166750	166750	166750	166750
Banner County, NE								
VERY LOW INCOME	49100	49100	49100	49100	64850	64850	64850	64850
LOW INCOME	78550	78550	78550	78550	103700	103700	103700	103700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blaine County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Boone County, NE								
VERY LOW INCOME	50100	50100	50100	50100	66150	66150	66150	66150
LOW INCOME	80150	80150	80150	80150	105800	105800	105800	105800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Box Butte County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Boyd County, NE								
VERY LOW INCOME	50600	50600	50600	50600	66800	66800	66800	66800
LOW INCOME	80950	80950	80950	80950	106900	106900	106900	106900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brown County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Buffalo County, NE									
	VERY LOW INCOME	52900	52900	52900	52900	69850	69850	69850	69850
	LOW INCOME	84650	84650	84650	84650	111750	111750	111750	111750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Burt County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butler County, NE									
	VERY LOW INCOME	55000	55000	55000	55000	72600	72600	72600	72600
	LOW INCOME	88000	88000	88000	88000	116200	116200	116200	116200
	MOD.INC-GUAR.LOAN	126500	126500	126500	126500	167000	167000	167000	167000
Cedar County, NE									
	VERY LOW INCOME	52300	52300	52300	52300	69050	69050	69050	69050
	LOW INCOME	83700	83700	83700	83700	110500	110500	110500	110500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chase County, NE									
	VERY LOW INCOME	48100	48100	48100	48100	63500	63500	63500	63500
	LOW INCOME	76950	76950	76950	76950	101600	101600	101600	101600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherry County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cheyenne County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, NE									
	VERY LOW INCOME	48600	48600	48600	48600	64200	64200	64200	64200
	LOW INCOME	77750	77750	77750	77750	102650	102650	102650	102650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Colfax County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Cuming County, NE								
VERY LOW INCOME	49100	49100	49100	49100	64850	64850	64850	64850
LOW INCOME	78550	78550	78550	78550	103700	103700	103700	103700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Custer County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dawes County, NE								
VERY LOW INCOME	49650	49650	49650	49650	65550	65550	65550	65550
LOW INCOME	79450	79450	79450	79450	104900	104900	104900	104900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dawson County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Deuel County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dixon County, NE								
VERY LOW INCOME	49600	49600	49600	49600	65500	65500	65500	65500
LOW INCOME	79350	79350	79350	79350	104750	104750	104750	104750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dodge County, NE								
VERY LOW INCOME	48750	48750	48750	48750	64350	64350	64350	64350
LOW INCOME	78000	78000	78000	78000	103000	103000	103000	103000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dundy County, NE								
VERY LOW INCOME	48900	48900	48900	48900	64550	64550	64550	64550
LOW INCOME	78250	78250	78250	78250	103300	103300	103300	103300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fillmore County, NE								
VERY LOW INCOME	53950	53950	53950	53950	71250	71250	71250	71250
LOW INCOME	86300	86300	86300	86300	113950	113950	113950	113950
MOD.INC-GUAR.LOAN	124050	124050	124050	124050	163750	163750	163750	163750

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Franklin County, NE	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Frontier County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Furnas County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gage County, NE								
VERY LOW INCOME	48800	48800	48800	48800	64450	64450	64450	64450
LOW INCOME	78100	78100	78100	78100	103100	103100	103100	103100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garden County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garfield County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gosper County, NE								
VERY LOW INCOME	47150	47150	47150	47150	62250	62250	62250	62250
LOW INCOME	75450	75450	75450	75450	99600	99600	99600	99600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greeley County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Hamilton County, NE									
	VERY LOW INCOME	56700	56700	56700	56700	74850	74850	74850	74850
	LOW INCOME	90700	90700	90700	90700	119750	119750	119750	119750
	MOD.INC-GUAR.LOAN	130400	130400	130400	130400	172150	172150	172150	172150
Harlan County, NE									
	VERY LOW INCOME	53200	53200	53200	53200	70250	70250	70250	70250
	LOW INCOME	85100	85100	85100	85100	112350	112350	112350	112350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hayes County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hitchcock County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Holt County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hooker County, NE									
	VERY LOW INCOME	54900	54900	54900	54900	72500	72500	72500	72500
	LOW INCOME	87850	87850	87850	87850	116000	116000	116000	116000
	MOD.INC-GUAR.LOAN	126300	126300	126300	126300	166750	166750	166750	166750
Jefferson County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kearney County, NE									
	VERY LOW INCOME	50700	50700	50700	50700	66950	66950	66950	66950
	LOW INCOME	81100	81100	81100	81100	107100	107100	107100	107100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Keith County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Keya Paha County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kimball County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, NE									
	VERY LOW INCOME	47300	47300	47300	47300	62450	62450	62450	62450
	LOW INCOME	75700	75700	75700	75700	99950	99950	99950	99950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Loup County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McPherson County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Morrill County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nance County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nemaha County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nuckolls County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Otoe County, NE								
VERY LOW INCOME	57450	57450	57450	57450	75850	75850	75850	75850
LOW INCOME	91900	91900	91900	91900	121350	121350	121350	121350
MOD.INC-GUAR.LOAN	132100	132100	132100	132100	174400	174400	174400	174400
Pawnee County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perkins County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Phelps County, NE								
VERY LOW INCOME	51450	51450	51450	51450	67950	67950	67950	67950
LOW INCOME	82300	82300	82300	82300	108650	108650	108650	108650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pierce County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Platte County, NE	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	50050	50050	50050	50050	66100	66100	66100	66100
LOW INCOME	80100	80100	80100	80100	105750	105750	105750	105750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Polk County, NE								
VERY LOW INCOME	49300	49300	49300	49300	65100	65100	65100	65100
LOW INCOME	78900	78900	78900	78900	104150	104150	104150	104150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Red Willow County, NE								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richardson County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rock County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Saline County, NE								
VERY LOW INCOME	48050	48050	48050	48050	63450	63450	63450	63450
LOW INCOME	76900	76900	76900	76900	101550	101550	101550	101550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scotts Bluff County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sheridan County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sherman County, NE								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sioux County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stanton County, NE									
	VERY LOW INCOME	50300	50300	50300	50300	66400	66400	66400	66400
	LOW INCOME	80500	80500	80500	80500	106300	106300	106300	106300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Thayer County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Thomas County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Thurston County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Valley County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Webster County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeler County, NE									
	VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
	LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
York County, NE								
VERY LOW INCOME	49350	49350	49350	49350	65150	65150	65150	65150
LOW INCOME	78950	78950	78950	78950	104250	104250	104250	104250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEVADA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Carson City, NV MSA								
VERY LOW INCOME	51400	51400	51400	51400	67850	67850	67850	67850
LOW INCOME	82250	82250	82250	82250	108600	108600	108600	108600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Las Vegas-Henderson-North Las Vegas, NV MSA								
VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reno, NV								
Lyon County, NV HUD Metro FMR Area								
VERY LOW INCOME	52000	52000	52000	52000	68650	68650	68650	68650
LOW INCOME	83200	83200	83200	83200	109850	109850	109850	109850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reno, NV HUD Metro FMR Area								
VERY LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
LOW INCOME	93450	93450	93450	93450	123400	123400	123400	123400
MOD.INC-GUAR.LOAN	134350	134350	134350	134350	177350	177350	177350	177350
Churchill County, NV								
VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Douglas County, NV								
VERY LOW INCOME	55750	55750	55750	55750	73600	73600	73600	73600
LOW INCOME	89200	89200	89200	89200	117750	117750	117750	117750
MOD.INC-GUAR.LOAN	128250	128250	128250	128250	169300	169300	169300	169300
Elko County, NV								
VERY LOW INCOME	55750	55750	55750	55750	73600	73600	73600	73600
LOW INCOME	89200	89200	89200	89200	117750	117750	117750	117750
MOD.INC-GUAR.LOAN	128250	128250	128250	128250	169300	169300	169300	169300
Esmeralda County, NV								
VERY LOW INCOME	56900	56900	56900	56900	75150	75150	75150	75150
LOW INCOME	91050	91050	91050	91050	120200	120200	120200	120200
MOD.INC-GUAR.LOAN	130900	130900	130900	130900	172800	172800	172800	172800
Eureka County, NV								
VERY LOW INCOME	54600	54600	54600	54600	72100	72100	72100	72100
LOW INCOME	87350	87350	87350	87350	115350	115350	115350	115350
MOD.INC-GUAR.LOAN	125550	125550	125550	125550	165750	165750	165750	165750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEVADA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Humboldt County, NV									
	VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
	LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lander County, NV									
	VERY LOW INCOME	56150	56150	56150	56150	74150	74150	74150	74150
	LOW INCOME	89850	89850	89850	89850	118650	118650	118650	118650
	MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Lincoln County, NV									
	VERY LOW INCOME	52400	52400	52400	52400	69150	69150	69150	69150
	LOW INCOME	83850	83850	83850	83850	110700	110700	110700	110700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mineral County, NV									
	VERY LOW INCOME	51400	51400	51400	51400	67850	67850	67850	67850
	LOW INCOME	82250	82250	82250	82250	108600	108600	108600	108600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nye County, NV									
	VERY LOW INCOME	51400	51400	51400	51400	67850	67850	67850	67850
	LOW INCOME	82250	82250	82250	82250	108600	108600	108600	108600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pershing County, NV									
	VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
	LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White Pine County, NV									
	VERY LOW INCOME	53250	53250	53250	53250	70300	70300	70300	70300
	LOW INCOME	85200	85200	85200	85200	112500	112500	112500	112500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW HAMPSHIRE — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Boston-Cambridge-Newton, MA-NH								
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
LOW INCOME	137100	137100	137100	137100	181000	181000	181000	181000
MOD.INC-GUAR.LOAN	197100	197100	197100	197100	260200	260200	260200	260200
Lawrence, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	155700	155700	155700	155700	205550	205550	205550	205550
Portsmouth-Rochester, NH HUD Metro FMR Area								
VERY LOW INCOME	70450	70450	70450	70450	93000	93000	93000	93000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Western Rockingham County, NH HUD Metro FMR Area								
VERY LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Manchester-Nashua, NH								
Hillsborough County, NH (part) HUD Metro FMR Area								
VERY LOW INCOME	60850	60850	60850	60850	80350	80350	80350	80350
LOW INCOME	97350	97350	97350	97350	128550	128550	128550	128550
MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400
Manchester, NH HUD Metro FMR Area								
VERY LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
LOW INCOME	100500	100500	100500	100500	132700	132700	132700	132700
MOD.INC-GUAR.LOAN	144450	144450	144450	144450	190700	190700	190700	190700
Nashua, NH HUD Metro FMR Area								
VERY LOW INCOME	73800	73800	73800	73800	97450	97450	97450	97450
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Belknap County, NH								
VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW HAMPSHIRE

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Carroll County, NH									
	VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
	LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
	MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400
Cheshire County, NH									
	VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
	LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
	MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400
Coos County, NH									
	VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
	LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
	MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400
Grafton County, NH									
	VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
	LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
	MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400
Merrimack County, NH									
	VERY LOW INCOME	64300	64300	64300	64300	84900	84900	84900	84900
	LOW INCOME	102900	102900	102900	102900	135850	135850	135850	135850
	MOD.INC-GUAR.LOAN	147900	147900	147900	147900	195250	195250	195250	195250
Sullivan County, NH									
	VERY LOW INCOME	58800	58800	58800	58800	77650	77650	77650	77650
	LOW INCOME	94100	94100	94100	94100	124250	124250	124250	124250
	MOD.INC-GUAR.LOAN	143450	143450	143450	143450	189400	189400	189400	189400

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW JERSEY — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Allentown-Bethlehem-Easton, PA-NJ								
Warren County, NJ HUD Metro FMR Area								
VERY LOW INCOME	63950	63950	63950	63950	84450	84450	84450	84450
LOW INCOME	102300	102300	102300	102300	135050	135050	135050	135050
MOD.INC-GUAR.LOAN	147050	147050	147050	147050	194150	194150	194150	194150
Atlantic City-Hammonton, NJ								
Atlantic City-Hammonton, NJ HUD Metro FMR Area								
VERY LOW INCOME	54400	54400	54400	54400	71850	71850	71850	71850
LOW INCOME	87050	87050	87050	87050	114950	114950	114950	114950
MOD.INC-GUAR.LOAN	126050	126050	126050	126050	166400	166400	166400	166400
Cape May County, NJ HUD Metro FMR Area								
VERY LOW INCOME	60350	60350	60350	60350	79650	79650	79650	79650
LOW INCOME	96550	96550	96550	96550	127450	127450	127450	127450
MOD.INC-GUAR.LOAN	138800	138800	138800	138800	183250	183250	183250	183250
New York-Newark-Jersey City, NY-NJ								
Bergen-Passaic, NJ HUD Metro FMR Area								
VERY LOW INCOME	69550	69550	69550	69550	91850	91850	91850	91850
LOW INCOME	108400	108400	108400	108400	143100	143100	143100	143100
MOD.INC-GUAR.LOAN	155850	155850	155850	155850	205750	205750	205750	205750
Jersey City, NJ HUD Metro FMR Area								
VERY LOW INCOME	73700	73700	73700	73700	97250	97250	97250	97250
LOW INCOME	117900	117900	117900	117900	155650	155650	155650	155650
MOD.INC-GUAR.LOAN	169500	169500	169500	169500	223750	223750	223750	223750
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area								
VERY LOW INCOME	77400	77400	77400	77400	102200	102200	102200	102200
LOW INCOME	115900	115900	115900	115900	153000	153000	153000	153000
MOD.INC-GUAR.LOAN	166600	166600	166600	166600	219950	219950	219950	219950
Monmouth-Ocean, NJ HUD Metro FMR Area								
VERY LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
LOW INCOME	108550	108550	108550	108550	143300	143300	143300	143300
MOD.INC-GUAR.LOAN	156050	156050	156050	156050	206000	206000	206000	206000
Newark, NJ HUD Metro FMR Area								
VERY LOW INCOME	69200	69200	69200	69200	91350	91350	91350	91350
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW JERSEY

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	61350	61350	61350	61350	81000	81000	81000	81000
LOW INCOME	98150	98150	98150	98150	129600	129600	129600	129600
MOD.INC-GUAR.LOAN	141100	141100	141100	141100	186300	186300	186300	186300
Trenton-Princeton, NJ MSA								
VERY LOW INCOME	69750	69750	69750	69750	92100	92100	92100	92100
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Vineland, NJ MSA								
VERY LOW INCOME	48750	48750	48750	48750	64350	64350	64350	64350
LOW INCOME	78000	78000	78000	78000	103000	103000	103000	103000
MOD.INC-GUAR.LOAN	126050	126050	126050	126050	166400	166400	166400	166400

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Albuquerque, NM MSA									
	VERY LOW INCOME	50200	50200	50200	50200	66300	66300	66300	66300
	LOW INCOME	80300	80300	80300	80300	106000	106000	106000	106000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Farmington, NM MSA									
	VERY LOW INCOME	40150	40150	40150	40150	53000	53000	53000	53000
	LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Las Cruces, NM MSA									
	VERY LOW INCOME	38850	38850	38850	38850	51300	51300	51300	51300
	LOW INCOME	62150	62150	62150	62150	82050	82050	82050	82050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Santa Fe, NM MSA									
	VERY LOW INCOME	54700	54700	54700	54700	72250	72250	72250	72250
	LOW INCOME	87500	87500	87500	87500	115500	115500	115500	115500
	MOD.INC-GUAR.LOAN	125800	125800	125800	125800	166100	166100	166100	166100
Catron County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chaves County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cibola County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Colfax County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Curry County, NM									
	VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
	LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
De Baca County, NM									
	VERY LOW INCOME	44750	44750	44750	44750	59100	59100	59100	59100
	LOW INCOME	71600	71600	71600	71600	94550	94550	94550	94550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Eddy County, NM									
	VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
	LOW INCOME	82900	82900	82900	82900	109450	109450	109450	109450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, NM									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Guadalupe County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harding County, NM									
	VERY LOW INCOME	42600	42600	42600	42600	56250	56250	56250	56250
	LOW INCOME	68150	68150	68150	68150	90000	90000	90000	90000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hidalgo County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lea County, NM									
	VERY LOW INCOME	43900	43900	43900	43900	57950	57950	57950	57950
	LOW INCOME	70250	70250	70250	70250	92750	92750	92750	92750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, NM									
	VERY LOW INCOME	37700	37700	37700	37700	49800	49800	49800	49800
	LOW INCOME	60300	60300	60300	60300	79600	79600	79600	79600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Los Alamos County, NM									
	VERY LOW INCOME	85450	85450	85450	85450	112800	112800	112800	112800
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Luna County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McKinley County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mora County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Otero County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Quay County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rio Arriba County, NM									
	VERY LOW INCOME	37450	37450	37450	37450	49450	49450	49450	49450
	LOW INCOME	59900	59900	59900	59900	79100	79100	79100	79100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roosevelt County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Miguel County, NM									
	VERY LOW INCOME	37150	37150	37150	37150	49050	49050	49050	49050
	LOW INCOME	59450	59450	59450	59450	78500	78500	78500	78500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sierra County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Socorro County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taos County, NM									
	VERY LOW INCOME	40250	40250	40250	40250	53150	53150	53150	53150
	LOW INCOME	64400	64400	64400	64400	85050	85050	85050	85050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, NM									
	VERY LOW INCOME	36450	36450	36450	36450	48150	48150	48150	48150
	LOW INCOME	58300	58300	58300	58300	77000	77000	77000	77000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Albany-Schenectady-Troy, NY MSA								
VERY LOW INCOME	61550	61550	61550	61550	81250	81250	81250	81250
LOW INCOME	98500	98500	98500	98500	130050	130050	130050	130050
MOD.INC-GUAR.LOAN	141600	141600	141600	141600	186950	186950	186950	186950
Binghamton, NY MSA								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buffalo-Cheektowaga, NY MSA								
VERY LOW INCOME	50750	50750	50750	50750	67000	67000	67000	67000
LOW INCOME	81200	81200	81200	81200	107200	107200	107200	107200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elmira, NY MSA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Glens Falls, NY MSA								
VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ithaca, NY MSA								
VERY LOW INCOME	60150	60150	60150	60150	79400	79400	79400	79400
LOW INCOME	96250	96250	96250	96250	127050	127050	127050	127050
MOD.INC-GUAR.LOAN	138350	138350	138350	138350	182650	182650	182650	182650
Kingston, NY MSA								
VERY LOW INCOME	59900	59900	59900	59900	79100	79100	79100	79100
LOW INCOME	95850	95850	95850	95850	126550	126550	126550	126550
MOD.INC-GUAR.LOAN	137800	137800	137800	137800	181900	181900	181900	181900
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA								
VERY LOW INCOME	62950	62950	62950	62950	83100	83100	83100	83100
LOW INCOME	100700	100700	100700	100700	132950	132950	132950	132950
MOD.INC-GUAR.LOAN	144750	144750	144750	144750	191100	191100	191100	191100
New York-Newark-Jersey City, NY-NJ								
Nassau-Suffolk, NY HUD Metro FMR Area								
VERY LOW INCOME	82450	82450	82450	82450	108850	108850	108850	108850
LOW INCOME	128100	128100	128100	128100	169100	169100	169100	169100
MOD.INC-GUAR.LOAN	184150	184150	184150	184150	243100	243100	243100	243100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
New York, NY HUD Metro FMR Area								
VERY LOW INCOME	84800	84800	84800	84800	111950	111950	111950	111950
LOW INCOME	135700	135700	135700	135700	179150	179150	179150	179150
MOD.INC-GUAR.LOAN	195050	195050	195050	195050	257500	257500	257500	257500
Rockland, NY HUD Income Limit Area								
VERY LOW INCOME	84800	84800	84800	84800	111950	111950	111950	111950
LOW INCOME	135700	135700	135700	135700	179150	179150	179150	179150
MOD.INC-GUAR.LOAN	195050	195050	195050	195050	257500	257500	257500	257500
Westchester County, NY Statutory Exception Area								
VERY LOW INCOME	85000	85000	85000	85000	112200	112200	112200	112200
LOW INCOME	127100	127100	127100	127100	167800	167800	167800	167800
MOD.INC-GUAR.LOAN	182700	182700	182700	182700	241200	241200	241200	241200
Rochester, NY MSA								
VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
MOD.INC-GUAR.LOAN	123050	123050	123050	123050	162450	162450	162450	162450
Syracuse, NY MSA								
VERY LOW INCOME	53400	53400	53400	53400	70500	70500	70500	70500
LOW INCOME	85450	85450	85450	85450	112800	112800	112800	112800
MOD.INC-GUAR.LOAN	122850	122850	122850	122850	162200	162200	162200	162200
Utica-Rome, NY MSA								
VERY LOW INCOME	48950	48950	48950	48950	64600	64600	64600	64600
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Watertown-Fort Drum, NY MSA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allegany County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cattaraugus County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Cayuga County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chautauqua County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chenango County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, NY								
VERY LOW INCOME	47700	47700	47700	47700	63000	63000	63000	63000
LOW INCOME	76300	76300	76300	76300	100750	100750	100750	100750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia County, NY								
VERY LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
LOW INCOME	93450	93450	93450	93450	123400	123400	123400	123400
MOD.INC-GUAR.LOAN	134350	134350	134350	134350	177350	177350	177350	177350
Cortland County, NY								
VERY LOW INCOME	46450	46450	46450	46450	61350	61350	61350	61350
LOW INCOME	74300	74300	74300	74300	98100	98100	98100	98100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Delaware County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Essex County, NY								
VERY LOW INCOME	47100	47100	47100	47100	62200	62200	62200	62200
LOW INCOME	75350	75350	75350	75350	99500	99500	99500	99500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, NY								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Fulton County, NY									
	VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
	LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Genesee County, NY									
	VERY LOW INCOME	48600	48600	48600	48600	64200	64200	64200	64200
	LOW INCOME	77750	77750	77750	77750	102650	102650	102650	102650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, NY									
	VERY LOW INCOME	53250	53250	53250	53250	70300	70300	70300	70300
	LOW INCOME	85200	85200	85200	85200	112500	112500	112500	112500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, NY									
	VERY LOW INCOME	47150	47150	47150	47150	62250	62250	62250	62250
	LOW INCOME	75450	75450	75450	75450	99600	99600	99600	99600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, NY									
	VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
	LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montgomery County, NY									
	VERY LOW INCOME	47750	47750	47750	47750	63050	63050	63050	63050
	LOW INCOME	76400	76400	76400	76400	100850	100850	100850	100850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Otsego County, NY									
	VERY LOW INCOME	45600	45600	45600	45600	60200	60200	60200	60200
	LOW INCOME	72950	72950	72950	72950	96300	96300	96300	96300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schuyler County, NY									
	VERY LOW INCOME	45850	45850	45850	45850	60550	60550	60550	60550
	LOW INCOME	73350	73350	73350	73350	96850	96850	96850	96850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Seneca County, NY									
	VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
	LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
St. Lawrence County, NY									
	VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
	LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Steuben County, NY									
	VERY LOW INCOME	45650	45650	45650	45650	60300	60300	60300	60300
	LOW INCOME	73050	73050	73050	73050	96450	96450	96450	96450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sullivan County, NY									
	VERY LOW INCOME	48750	48750	48750	48750	64350	64350	64350	64350
	LOW INCOME	78000	78000	78000	78000	103000	103000	103000	103000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wyoming County, NY									
	VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
	LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yates County, NY									
	VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
	LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Asheville, NC MSA								
VERY LOW INCOME	51200	51200	51200	51200	67550	67550	67550	67550
LOW INCOME	81900	81900	81900	81900	108150	108150	108150	108150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Burlington, NC MSA								
VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlotte-Concord-Gastonia, NC-SC								
Anson County, NC HUD Metro FMR Area								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area								
VERY LOW INCOME	58700	58700	58700	58700	77500	77500	77500	77500
LOW INCOME	93900	93900	93900	93900	123950	123950	123950	123950
MOD.INC-GUAR.LOAN	135000	135000	135000	135000	178200	178200	178200	178200
Iredell County, NC HUD Metro FMR Area								
VERY LOW INCOME	53650	53650	53650	53650	70850	70850	70850	70850
LOW INCOME	85850	85850	85850	85850	113350	113350	113350	113350
MOD.INC-GUAR.LOAN	123400	123400	123400	123400	162900	162900	162900	162900
Lincoln County, NC HUD Metro FMR Area								
VERY LOW INCOME	52800	52800	52800	52800	69700	69700	69700	69700
LOW INCOME	84500	84500	84500	84500	111550	111550	111550	111550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rowan County, NC HUD Metro FMR Area								
VERY LOW INCOME	43850	43850	43850	43850	57850	57850	57850	57850
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Durham-Chapel Hill, NC								
Durham-Chapel Hill, NC HUD Metro FMR Area								
VERY LOW INCOME	63550	63550	63550	63550	83900	83900	83900	83900
LOW INCOME	101700	101700	101700	101700	134250	134250	134250	134250
MOD.INC-GUAR.LOAN	146200	146200	146200	146200	193000	193000	193000	193000

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Person County, NC HUD Metro FMR Area								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayetteville, NC								
Fayetteville, NC HUD Metro FMR Area								
VERY LOW INCOME	40950	40950	40950	40950	54100	54100	54100	54100
LOW INCOME	65500	65500	65500	65500	86500	86500	86500	86500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hoke County, NC HUD Metro FMR Area								
VERY LOW INCOME	39450	39450	39450	39450	52100	52100	52100	52100
LOW INCOME	63100	63100	63100	63100	83300	83300	83300	83300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Goldsboro, NC MSA								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greensboro-High Point, NC								
Greensboro-High Point, NC HUD Metro FMR Area								
VERY LOW INCOME	45750	45750	45750	45750	60400	60400	60400	60400
LOW INCOME	73200	73200	73200	73200	96650	96650	96650	96650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rockingham County, NC HUD Metro FMR Area								
VERY LOW INCOME	40000	40000	40000	40000	52800	52800	52800	52800
LOW INCOME	64000	64000	64000	64000	84500	84500	84500	84500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenville, NC MSA								
VERY LOW INCOME	44400	44400	44400	44400	58650	58650	58650	58650
LOW INCOME	71050	71050	71050	71050	93800	93800	93800	93800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hickory-Lenoir-Morganton, NC MSA								
VERY LOW INCOME	42600	42600	42600	42600	56250	56250	56250	56250
LOW INCOME	68150	68150	68150	68150	90000	90000	90000	90000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 A D J U S T E D I N C O M E L I M I T S							
Jacksonville, NC MSA								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pinehurst-Southern Pines, NC MSA								
VERY LOW INCOME	54300	54300	54300	54300	71700	71700	71700	71700
LOW INCOME	86900	86900	86900	86900	114750	114750	114750	114750
MOD.INC-GUAR.LOAN	124900	124900	124900	124900	164900	164900	164900	164900
Raleigh-Cary, NC MSA								
VERY LOW INCOME	66350	66350	66350	66350	87600	87600	87600	87600
LOW INCOME	106150	106150	106150	106150	140150	140150	140150	140150
MOD.INC-GUAR.LOAN	152600	152600	152600	152600	201450	201450	201450	201450
Rocky Mount, NC MSA								
VERY LOW INCOME	40100	40100	40100	40100	52950	52950	52950	52950
LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Virginia Beach-Chesapeake-Norfolk, VA-NC								
Camden County, NC HUD Metro FMR Area								
VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gates County, NC HUD Metro FMR Area								
VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Are								
VERY LOW INCOME	53850	53850	53850	53850	71100	71100	71100	71100
LOW INCOME	86150	86150	86150	86150	113750	113750	113750	113750
MOD.INC-GUAR.LOAN	123850	123850	123850	123850	163500	163500	163500	163500
Wilmington, NC								
Brunswick County, NC HUD Metro FMR Area								
VERY LOW INCOME	49600	49600	49600	49600	65500	65500	65500	65500
LOW INCOME	79350	79350	79350	79350	104750	104750	104750	104750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Pender County, NC HUD Metro FMR Area								
VERY LOW INCOME	54800	54800	54800	54800	72350	72350	72350	72350
LOW INCOME	87650	87650	87650	87650	115700	115700	115700	115700
MOD.INC-GUAR.LOAN	126000	126000	126000	126000	166350	166350	166350	166350
Wilmington, NC HUD Metro FMR Area								
VERY LOW INCOME	54600	54600	54600	54600	72100	72100	72100	72100
LOW INCOME	87350	87350	87350	87350	115350	115350	115350	115350
MOD.INC-GUAR.LOAN	125550	125550	125550	125550	165750	165750	165750	165750
Winston-Salem, NC								
Davidson County, NC HUD Metro FMR Area								
VERY LOW INCOME	43000	43000	43000	43000	56800	56800	56800	56800
LOW INCOME	68800	68800	68800	68800	90850	90850	90850	90850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winston-Salem, NC HUD Metro FMR Area								
VERY LOW INCOME	47650	47650	47650	47650	62900	62900	62900	62900
LOW INCOME	76250	76250	76250	76250	100650	100650	100650	100650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Alleghany County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ashe County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Avery County, NC								
VERY LOW INCOME	44400	44400	44400	44400	58650	58650	58650	58650
LOW INCOME	71050	71050	71050	71050	93800	93800	93800	93800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Beaufort County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bertie County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bladen County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carteret County, NC								
VERY LOW INCOME	51750	51750	51750	51750	68350	68350	68350	68350
LOW INCOME	82800	82800	82800	82800	109300	109300	109300	109300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Caswell County, NC								
VERY LOW INCOME	39250	39250	39250	39250	51850	51850	51850	51850
LOW INCOME	62800	62800	62800	62800	82900	82900	82900	82900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chowan County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, NC								
VERY LOW INCOME	43150	43150	43150	43150	57000	57000	57000	57000
LOW INCOME	69050	69050	69050	69050	91150	91150	91150	91150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleveland County, NC								
VERY LOW INCOME	41400	41400	41400	41400	54650	54650	54650	54650
LOW INCOME	66250	66250	66250	66250	87450	87450	87450	87450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbus County, NC								
VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Craven County, NC								
VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dare County, NC									
	VERY LOW INCOME	55100	55100	55100	55100	72750	72750	72750	72750
	LOW INCOME	88150	88150	88150	88150	116350	116350	116350	116350
	MOD.INC-GUAR.LOAN	126700	126700	126700	126700	167250	167250	167250	167250
Duplin County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Graham County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Granville County, NC									
	VERY LOW INCOME	45550	45550	45550	45550	60150	60150	60150	60150
	LOW INCOME	72900	72900	72900	72900	96250	96250	96250	96250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Halifax County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harnett County, NC									
	VERY LOW INCOME	44700	44700	44700	44700	59050	59050	59050	59050
	LOW INCOME	71500	71500	71500	71500	94400	94400	94400	94400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haywood County, NC									
	VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
	LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hertford County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hyde County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, NC									
	VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
	LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jones County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, NC									
	VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
	LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lenoir County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon County, NC									
	VERY LOW INCOME	39550	39550	39550	39550	52250	52250	52250	52250
	LOW INCOME	63300	63300	63300	63300	83600	83600	83600	83600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Martin County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McDowell County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mitchell County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Montgomery County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Northampton County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pamlico County, NC									
	VERY LOW INCOME	45350	45350	45350	45350	59900	59900	59900	59900
	LOW INCOME	72550	72550	72550	72550	95800	95800	95800	95800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pasquotank County, NC									
	VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
	LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perquimans County, NC									
	VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
	LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Polk County, NC									
	VERY LOW INCOME	46650	46650	46650	46650	61600	61600	61600	61600
	LOW INCOME	74650	74650	74650	74650	98550	98550	98550	98550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richmond County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Robeson County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rutherford County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Sampson County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scotland County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stanly County, NC									
	VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
	LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Surry County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Swain County, NC									
	VERY LOW INCOME	41100	41100	41100	41100	54300	54300	54300	54300
	LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Transylvania County, NC									
	VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
	LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tyrrell County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vance County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Washington County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Watauga County, NC									
	VERY LOW INCOME	47150	47150	47150	47150	62250	62250	62250	62250
	LOW INCOME	75450	75450	75450	75450	99600	99600	99600	99600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilkes County, NC									
	VERY LOW INCOME	39150	39150	39150	39150	51700	51700	51700	51700
	LOW INCOME	62650	62650	62650	62650	82700	82700	82700	82700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilson County, NC									
	VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
	LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yancey County, NC									
	VERY LOW INCOME	42650	42650	42650	42650	56300	56300	56300	56300
	LOW INCOME	68250	68250	68250	68250	90100	90100	90100	90100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bismarck, ND MSA								
VERY LOW INCOME	59250	59250	59250	59250	78250	78250	78250	78250
LOW INCOME	94800	94800	94800	94800	125150	125150	125150	125150
MOD.INC-GUAR.LOAN	136300	136300	136300	136300	179950	179950	179950	179950
Fargo, ND-MN MSA								
VERY LOW INCOME	57800	57800	57800	57800	76300	76300	76300	76300
LOW INCOME	92500	92500	92500	92500	122100	122100	122100	122100
MOD.INC-GUAR.LOAN	132950	132950	132950	132950	175500	175500	175500	175500
Grand Forks, ND-MN MSA								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Minot, ND								
McHenry County, ND HUD Metro FMR Area								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Renville County, ND HUD Metro FMR Area								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Ward County, ND HUD Metro FMR Area								
VERY LOW INCOME	56150	56150	56150	56150	74150	74150	74150	74150
LOW INCOME	89850	89850	89850	89850	118650	118650	118650	118650
MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Adams County, ND								
VERY LOW INCOME	55850	55850	55850	55850	73750	73750	73750	73750
LOW INCOME	89350	89350	89350	89350	117950	117950	117950	117950
MOD.INC-GUAR.LOAN	128450	128450	128450	128450	169600	169600	169600	169600
Barnes County, ND								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Benson County, ND								
VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Billings County, ND									
	VERY LOW INCOME	58050	58050	58050	58050	76650	76650	76650	76650
	LOW INCOME	92900	92900	92900	92900	122650	122650	122650	122650
	MOD.INC-GUAR.LOAN	133550	133550	133550	133550	176300	176300	176300	176300
Bottineau County, ND									
	VERY LOW INCOME	55750	55750	55750	55750	73600	73600	73600	73600
	LOW INCOME	89200	89200	89200	89200	117750	117750	117750	117750
	MOD.INC-GUAR.LOAN	128250	128250	128250	128250	169300	169300	169300	169300
Bowman County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Burke County, ND									
	VERY LOW INCOME	63300	63300	63300	63300	83600	83600	83600	83600
	LOW INCOME	101300	101300	101300	101300	133750	133750	133750	133750
	MOD.INC-GUAR.LOAN	145600	145600	145600	145600	192200	192200	192200	192200
Cavalier County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Dickey County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Divide County, ND									
	VERY LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	LOW INCOME	97100	97100	97100	97100	128200	128200	128200	128200
	MOD.INC-GUAR.LOAN	139600	139600	139600	139600	184300	184300	184300	184300
Dunn County, ND									
	VERY LOW INCOME	68650	68650	68650	68650	90600	90600	90600	90600
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Eddy County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Emmons County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Foster County, ND									
	VERY LOW INCOME	61000	61000	61000	61000	80550	80550	80550	80550
	LOW INCOME	97600	97600	97600	97600	128850	128850	128850	128850
	MOD.INC-GUAR.LOAN	140300	140300	140300	140300	185200	185200	185200	185200
Golden Valley County, ND									
	VERY LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
	LOW INCOME	86650	86650	86650	86650	114400	114400	114400	114400
	MOD.INC-GUAR.LOAN	124550	124550	124550	124550	164450	164450	164450	164450
Grant County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Griggs County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Hettinger County, ND									
	VERY LOW INCOME	54700	54700	54700	54700	72250	72250	72250	72250
	LOW INCOME	87500	87500	87500	87500	115500	115500	115500	115500
	MOD.INC-GUAR.LOAN	125800	125800	125800	125800	166100	166100	166100	166100
Kidder County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
LaMoure County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Logan County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
McIntosh County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
McKenzie County, ND									
	VERY LOW INCOME	63850	63850	63850	63850	84300	84300	84300	84300
	LOW INCOME	102150	102150	102150	102150	134850	134850	134850	134850
	MOD.INC-GUAR.LOAN	146850	146850	146850	146850	193850	193850	193850	193850
McLean County, ND									
	VERY LOW INCOME	57850	57850	57850	57850	76400	76400	76400	76400
	LOW INCOME	92550	92550	92550	92550	122200	122200	122200	122200
	MOD.INC-GUAR.LOAN	133050	133050	133050	133050	175650	175650	175650	175650
Mercer County, ND									
	VERY LOW INCOME	56250	56250	56250	56250	74250	74250	74250	74250
	LOW INCOME	90000	90000	90000	90000	118800	118800	118800	118800
	MOD.INC-GUAR.LOAN	129400	129400	129400	129400	170850	170850	170850	170850
Mountrail County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Nelson County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Pembina County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Pierce County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Ramsey County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ransom County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Richland County, ND									
	VERY LOW INCOME	55050	55050	55050	55050	72700	72700	72700	72700
	LOW INCOME	88100	88100	88100	88100	116300	116300	116300	116300
	MOD.INC-GUAR.LOAN	126650	126650	126650	126650	167200	167200	167200	167200
Rolette County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Sargent County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Sheridan County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Sioux County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Slope County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Stark County, ND									
	VERY LOW INCOME	54950	54950	54950	54950	72550	72550	72550	72550
	LOW INCOME	87900	87900	87900	87900	116050	116050	116050	116050
	MOD.INC-GUAR.LOAN	126350	126350	126350	126350	166800	166800	166800	166800
Steele County, ND									
	VERY LOW INCOME	57650	57650	57650	57650	76100	76100	76100	76100
	LOW INCOME	92250	92250	92250	92250	121800	121800	121800	121800
	MOD.INC-GUAR.LOAN	132600	132600	132600	132600	175050	175050	175050	175050

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Stutsman County, ND									
	VERY LOW INCOME	55400	55400	55400	55400	73150	73150	73150	73150
	LOW INCOME	88650	88650	88650	88650	117050	117050	117050	117050
	MOD.INC-GUAR.LOAN	127450	127450	127450	127450	168250	168250	168250	168250
Towner County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Traill County, ND									
	VERY LOW INCOME	60950	60950	60950	60950	80500	80500	80500	80500
	LOW INCOME	97500	97500	97500	97500	128700	128700	128700	128700
	MOD.INC-GUAR.LOAN	140150	140150	140150	140150	185000	185000	185000	185000
Walsh County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Wells County, ND									
	VERY LOW INCOME	53550	53550	53550	53550	70700	70700	70700	70700
	LOW INCOME	85700	85700	85700	85700	113150	113150	113150	113150
	MOD.INC-GUAR.LOAN	124500	124500	124500	124500	164350	164350	164350	164350
Williams County, ND									
	VERY LOW INCOME	56500	56500	56500	56500	74600	74600	74600	74600
	LOW INCOME	90400	90400	90400	90400	119350	119350	119350	119350
	MOD.INC-GUAR.LOAN	129950	129950	129950	129950	171550	171550	171550	171550

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Akron, OH MSA								
VERY LOW INCOME	50150	50150	50150	50150	66200	66200	66200	66200
LOW INCOME	80250	80250	80250	80250	105950	105950	105950	105950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Canton-Massillon, OH MSA								
VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cincinnati, OH-KY-IN								
Brown County, OH HUD Metro FMR Area								
VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cincinnati, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	55900	55900	55900	55900	73800	73800	73800	73800
LOW INCOME	89450	89450	89450	89450	118100	118100	118100	118100
MOD.INC-GUAR.LOAN	128600	128600	128600	128600	169800	169800	169800	169800
Cleveland, OH								
Ashtabula County, OH HUD Metro FMR Area								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleveland, OH HUD Metro FMR Area								
VERY LOW INCOME	52500	52500	52500	52500	69300	69300	69300	69300
LOW INCOME	84000	84000	84000	84000	110900	110900	110900	110900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbus, OH								
Columbus, OH HUD Metro FMR Area								
VERY LOW INCOME	55750	55750	55750	55750	73600	73600	73600	73600
LOW INCOME	89200	89200	89200	89200	117750	117750	117750	117750
MOD.INC-GUAR.LOAN	128250	128250	128250	128250	169300	169300	169300	169300
Hocking County, OH HUD Metro FMR Area								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Perry County, OH HUD Metro FMR Area								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, OH HUD Metro FMR Area								
VERY LOW INCOME	70500	70500	70500	70500	93100	93100	93100	93100
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Dayton-Kettering-Beavercreek, OH MSA								
VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntington-Ashland, WV-KY-OH								
Huntington-Ashland, WV-KY-OH HUD Metro FMR Area								
VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lima, OH MSA								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mansfield, OH MSA								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	74000	74000	74000	74000	97700	97700	97700	97700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sandusky, OH								
Erie County, OH HUD Metro FMR Area								
VERY LOW INCOME	52500	52500	52500	52500	69300	69300	69300	69300
LOW INCOME	84000	84000	84000	84000	110900	110900	110900	110900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ottawa County, OH HUD Metro FMR Area								
VERY LOW INCOME	52450	52450	52450	52450	69250	69250	69250	69250
LOW INCOME	83900	83900	83900	83900	110750	110750	110750	110750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Springfield, OH MSA								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Toledo, OH								
Toledo, OH HUD Metro FMR Area								
VERY LOW INCOME	47700	47700	47700	47700	63000	63000	63000	63000
LOW INCOME	76300	76300	76300	76300	100750	100750	100750	100750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Weirton-Steubenville, WV-OH MSA								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeling, WV-OH MSA								
VERY LOW INCOME	41050	41050	41050	41050	54200	54200	54200	54200
LOW INCOME	65700	65700	65700	65700	86750	86750	86750	86750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Youngstown-Warren, OH MSA								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adams County, OH								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ashland County, OH								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Athens County, OH								
VERY LOW INCOME	44700	44700	44700	44700	59050	59050	59050	59050
LOW INCOME	71500	71500	71500	71500	94400	94400	94400	94400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Auglaize County, OH								
VERY LOW INCOME	52950	52950	52950	52950	69900	69900	69900	69900
LOW INCOME	84700	84700	84700	84700	111850	111850	111850	111850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO — FY 2026 ADJUSTED INCOME LIMITS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Champaign County, OH									
	VERY LOW INCOME	47350	47350	47350	47350	62550	62550	62550	62550
	LOW INCOME	75750	75750	75750	75750	100000	100000	100000	100000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, OH									
	VERY LOW INCOME	46450	46450	46450	46450	61350	61350	61350	61350
	LOW INCOME	74300	74300	74300	74300	98100	98100	98100	98100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbiana County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coshocton County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Darke County, OH									
	VERY LOW INCOME	43950	43950	43950	43950	58050	58050	58050	58050
	LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Defiance County, OH									
	VERY LOW INCOME	47150	47150	47150	47150	62250	62250	62250	62250
	LOW INCOME	75450	75450	75450	75450	99600	99600	99600	99600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayette County, OH									
	VERY LOW INCOME	44050	44050	44050	44050	58150	58150	58150	58150
	LOW INCOME	70500	70500	70500	70500	93100	93100	93100	93100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gallia County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Guernsey County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, OH									
	VERY LOW INCOME	51700	51700	51700	51700	68250	68250	68250	68250
	LOW INCOME	82700	82700	82700	82700	109200	109200	109200	109200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardin County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harrison County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County, OH									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Highland County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Holmes County, OH									
	VERY LOW INCOME	48550	48550	48550	48550	64100	64100	64100	64100
	LOW INCOME	77700	77700	77700	77700	102600	102600	102600	102600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huron County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Knox County, OH									
	VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
	LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Logan County, OH									
	VERY LOW INCOME	47100	47100	47100	47100	62200	62200	62200	62200
	LOW INCOME	75350	75350	75350	75350	99500	99500	99500	99500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meigs County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mercer County, OH									
	VERY LOW INCOME	51200	51200	51200	51200	67600	67600	67600	67600
	LOW INCOME	81900	81900	81900	81900	108150	108150	108150	108150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muskingum County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Noble County, OH									
	VERY LOW INCOME	46850	46850	46850	46850	61850	61850	61850	61850
	LOW INCOME	74950	74950	74950	74950	98950	98950	98950	98950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Paulding County, OH									
	VERY LOW INCOME	45450	45450	45450	45450	60000	60000	60000	60000
	LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Preble County, OH									
	VERY LOW INCOME	45600	45600	45600	45600	60200	60200	60200	60200
	LOW INCOME	72950	72950	72950	72950	96300	96300	96300	96300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, OH									
	VERY LOW INCOME	54400	54400	54400	54400	71850	71850	71850	71850
	LOW INCOME	87050	87050	87050	87050	114950	114950	114950	114950
	MOD.INC-GUAR.LOAN	125150	125150	125150	125150	165200	165200	165200	165200
Ross County, OH									
	VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
	LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sandusky County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scioto County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Seneca County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shelby County, OH									
	VERY LOW INCOME	48300	48300	48300	48300	63800	63800	63800	63800
	LOW INCOME	77300	77300	77300	77300	102050	102050	102050	102050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO — FY 2026 ADJUSTED INCOME LIMITS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Tuscarawas County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Wert County, OH									
	VERY LOW INCOME	44600	44600	44600	44600	58900	58900	58900	58900
	LOW INCOME	71350	71350	71350	71350	94200	94200	94200	94200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vinton County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, OH									
	VERY LOW INCOME	44750	44750	44750	44750	59100	59100	59100	59100
	LOW INCOME	71600	71600	71600	71600	94550	94550	94550	94550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Williams County, OH									
	VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
	LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wyandot County, OH									
	VERY LOW INCOME	45350	45350	45350	45350	59900	59900	59900	59900
	LOW INCOME	72550	72550	72550	72550	95800	95800	95800	95800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Enid, OK MSA								
VERY LOW INCOME	44600	44600	44600	44600	58900	58900	58900	58900
LOW INCOME	71350	71350	71350	71350	94200	94200	94200	94200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fort Smith, AR-OK MSA								
VERY LOW INCOME	38400	38400	38400	38400	50700	50700	50700	50700
LOW INCOME	61450	61450	61450	61450	81150	81150	81150	81150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawton, OK								
Cotton County, OK HUD Metro FMR Area								
VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawton, OK HUD Metro FMR Area								
VERY LOW INCOME	39800	39800	39800	39800	52550	52550	52550	52550
LOW INCOME	63700	63700	63700	63700	84100	84100	84100	84100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oklahoma City, OK								
Grady County, OK HUD Metro FMR Area								
VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, OK HUD Metro FMR Area								
VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oklahoma City, OK HUD Metro FMR Area								
VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tulsa, OK								
Okmulgee County, OK HUD Metro FMR Area								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Pawnee County, OK HUD Metro FMR Area								
VERY LOW INCOME	39050	39050	39050	39050	51550	51550	51550	51550
LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tulsa, OK HUD Metro FMR Area								
VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adair County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Alfalfa County, OK								
VERY LOW INCOME	49950	49950	49950	49950	65950	65950	65950	65950
LOW INCOME	79900	79900	79900	79900	105500	105500	105500	105500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Atoka County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Beaver County, OK								
VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Beckham County, OK								
VERY LOW INCOME	40100	40100	40100	40100	52950	52950	52950	52950
LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blaine County, OK								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bryan County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Caddo County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carter County, OK									
	VERY LOW INCOME	40800	40800	40800	40800	53900	53900	53900	53900
	LOW INCOME	65300	65300	65300	65300	86200	86200	86200	86200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Choctaw County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cimarron County, OK									
	VERY LOW INCOME	44900	44900	44900	44900	59300	59300	59300	59300
	LOW INCOME	71850	71850	71850	71850	94850	94850	94850	94850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coal County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Craig County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Custer County, OK									
	VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
	LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Delaware County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Dewey County, OK								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ellis County, OK								
VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garvin County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, OK								
VERY LOW INCOME	43950	43950	43950	43950	58050	58050	58050	58050
LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greer County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harmon County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harper County, OK								
VERY LOW INCOME	39700	39700	39700	39700	52450	52450	52450	52450
LOW INCOME	63500	63500	63500	63500	83850	83850	83850	83850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haskell County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hughes County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Jackson County, OK									
	VERY LOW INCOME	42600	42600	42600	42600	56250	56250	56250	56250
	LOW INCOME	68150	68150	68150	68150	90000	90000	90000	90000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnston County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kay County, OK									
	VERY LOW INCOME	38750	38750	38750	38750	51150	51150	51150	51150
	LOW INCOME	62000	62000	62000	62000	81850	81850	81850	81850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kingfisher County, OK									
	VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
	LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kiowa County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Latimer County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Le Flore County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Love County, OK									
	VERY LOW INCOME	39450	39450	39450	39450	52100	52100	52100	52100
	LOW INCOME	63100	63100	63100	63100	83300	83300	83300	83300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Major County, OK								
VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
LOW INCOME	69850	69850	69850	69850	92250	92250	92250	92250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mayes County, OK								
VERY LOW INCOME	38200	38200	38200	38200	50450	50450	50450	50450
LOW INCOME	61100	61100	61100	61100	80700	80700	80700	80700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McCurtain County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McIntosh County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Murray County, OK								
VERY LOW INCOME	42400	42400	42400	42400	56000	56000	56000	56000
LOW INCOME	67850	67850	67850	67850	89600	89600	89600	89600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Muskogee County, OK								
VERY LOW INCOME	38200	38200	38200	38200	50450	50450	50450	50450
LOW INCOME	61100	61100	61100	61100	80700	80700	80700	80700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Noble County, OK								
VERY LOW INCOME	47650	47650	47650	47650	62900	62900	62900	62900
LOW INCOME	76250	76250	76250	76250	100650	100650	100650	100650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nowata County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Okfuskee County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ottawa County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Payne County, OK								
VERY LOW INCOME	45750	45750	45750	45750	60350	60350	60350	60350
LOW INCOME	73200	73200	73200	73200	96600	96600	96600	96600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pittsburg County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pontotoc County, OK								
VERY LOW INCOME	42100	42100	42100	42100	55600	55600	55600	55600
LOW INCOME	67350	67350	67350	67350	88950	88950	88950	88950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pottawatomie County, OK								
VERY LOW INCOME	40800	40800	40800	40800	53900	53900	53900	53900
LOW INCOME	65250	65250	65250	65250	86150	86150	86150	86150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pushmataha County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roger Mills County, OK								
VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Seminole County, OK								
VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Stephens County, OK									
	VERY LOW INCOME	40850	40850	40850	40850	53950	53950	53950	53950
	LOW INCOME	65350	65350	65350	65350	86300	86300	86300	86300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Texas County, OK									
	VERY LOW INCOME	42300	42300	42300	42300	55850	55850	55850	55850
	LOW INCOME	67700	67700	67700	67700	89400	89400	89400	89400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tillman County, OK									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, OK									
	VERY LOW INCOME	44050	44050	44050	44050	58150	58150	58150	58150
	LOW INCOME	70500	70500	70500	70500	93100	93100	93100	93100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washita County, OK									
	VERY LOW INCOME	38950	38950	38950	38950	51450	51450	51450	51450
	LOW INCOME	62300	62300	62300	62300	82250	82250	82250	82250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Woods County, OK									
	VERY LOW INCOME	44650	44650	44650	44650	58950	58950	58950	58950
	LOW INCOME	71450	71450	71450	71450	94350	94350	94350	94350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Woodward County, OK									
	VERY LOW INCOME	41450	41450	41450	41450	54700	54700	54700	54700
	LOW INCOME	66300	66300	66300	66300	87550	87550	87550	87550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Albany, OR MSA								
VERY LOW INCOME	49400	49400	49400	49400	65250	65250	65250	65250
LOW INCOME	79050	79050	79050	79050	104350	104350	104350	104350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bend, OR								
Bend-Redmond, OR HUD Metro FMR Area								
VERY LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
LOW INCOME	96150	96150	96150	96150	126950	126950	126950	126950
MOD.INC-GUAR.LOAN	138200	138200	138200	138200	182450	182450	182450	182450
Crook County, OR HUD Metro FMR Area								
VERY LOW INCOME	46950	46950	46950	46950	62000	62000	62000	62000
LOW INCOME	75100	75100	75100	75100	99150	99150	99150	99150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, OR HUD Metro FMR Area								
VERY LOW INCOME	43950	43950	43950	43950	58050	58050	58050	58050
LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Corvallis, OR MSA								
VERY LOW INCOME	62500	62500	62500	62500	82500	82500	82500	82500
LOW INCOME	100000	100000	100000	100000	132000	132000	132000	132000
MOD.INC-GUAR.LOAN	143750	143750	143750	143750	189750	189750	189750	189750
Eugene-Springfield, OR MSA								
VERY LOW INCOME	49200	49200	49200	49200	64950	64950	64950	64950
LOW INCOME	78700	78700	78700	78700	103900	103900	103900	103900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grants Pass, OR MSA								
VERY LOW INCOME	42400	42400	42400	42400	56000	56000	56000	56000
LOW INCOME	67850	67850	67850	67850	89600	89600	89600	89600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Medford, OR MSA								
VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Portland-Vancouver-Hillsboro, OR-WA MSA								
VERY LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
LOW INCOME	102650	102650	102650	102650	135500	135500	135500	135500
MOD.INC-GUAR.LOAN	147550	147550	147550	147550	194800	194800	194800	194800

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Salem, OR MSA									
	VERY LOW INCOME	50900	50900	50900	50900	67200	67200	67200	67200
	LOW INCOME	81450	81450	81450	81450	107550	107550	107550	107550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baker County, OR									
	VERY LOW INCOME	43000	43000	43000	43000	56800	56800	56800	56800
	LOW INCOME	68800	68800	68800	68800	90850	90850	90850	90850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clatsop County, OR									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coos County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Curry County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Douglas County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gilliam County, OR									
	VERY LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
	LOW INCOME	69900	69900	69900	69900	92300	92300	92300	92300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harney County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hood River County, OR	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	58750	58750	58750	58750	77550	77550	77550	77550
LOW INCOME	94000	94000	94000	94000	124100	124100	124100	124100
MOD.INC-GUAR.LOAN	135150	135150	135150	135150	178400	178400	178400	178400
Klamath County, OR								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake County, OR								
VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, OR								
VERY LOW INCOME	43150	43150	43150	43150	57000	57000	57000	57000
LOW INCOME	69050	69050	69050	69050	91150	91150	91150	91150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Malheur County, OR								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morrow County, OR								
VERY LOW INCOME	45050	45050	45050	45050	59500	59500	59500	59500
LOW INCOME	72100	72100	72100	72100	95200	95200	95200	95200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sherman County, OR								
VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tillamook County, OR								
VERY LOW INCOME	43750	43750	43750	43750	57750	57750	57750	57750
LOW INCOME	70000	70000	70000	70000	92400	92400	92400	92400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Umatilla County, OR								
VERY LOW INCOME	42650	42650	42650	42650	56300	56300	56300	56300
LOW INCOME	68250	68250	68250	68250	90100	90100	90100	90100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Union County, OR									
	VERY LOW INCOME	43050	43050	43050	43050	56850	56850	56850	56850
	LOW INCOME	68900	68900	68900	68900	90950	90950	90950	90950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wallowa County, OR									
	VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
	LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wasco County, OR									
	VERY LOW INCOME	46650	46650	46650	46650	61600	61600	61600	61600
	LOW INCOME	74650	74650	74650	74650	98550	98550	98550	98550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeler County, OR									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Allentown-Bethlehem-Easton, PA-NJ								
Allentown-Bethlehem-Easton, PA HUD Metro FMR Area								
VERY LOW INCOME	52200	52200	52200	52200	68950	68950	68950	68950
LOW INCOME	83500	83500	83500	83500	110250	110250	110250	110250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Altoona, PA MSA								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chambersburg, PA MSA								
VERY LOW INCOME	49900	49900	49900	49900	65900	65900	65900	65900
LOW INCOME	79850	79850	79850	79850	105450	105450	105450	105450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Erie, PA MSA								
VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gettysburg, PA MSA								
VERY LOW INCOME	53400	53400	53400	53400	70500	70500	70500	70500
LOW INCOME	85450	85450	85450	85450	112800	112800	112800	112800
MOD.INC-GUAR.LOAN	122850	122850	122850	122850	162200	162200	162200	162200
Harrisburg-Carlisle, PA MSA								
VERY LOW INCOME	54650	54650	54650	54650	72150	72150	72150	72150
LOW INCOME	87450	87450	87450	87450	115450	115450	115450	115450
MOD.INC-GUAR.LOAN	125700	125700	125700	125700	165950	165950	165950	165950
Johnstown, PA MSA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lancaster, PA MSA								
VERY LOW INCOME	54600	54600	54600	54600	72100	72100	72100	72100
LOW INCOME	87350	87350	87350	87350	115350	115350	115350	115350
MOD.INC-GUAR.LOAN	125550	125550	125550	125550	165750	165750	165750	165750
Lebanon, PA MSA								
VERY LOW INCOME	49100	49100	49100	49100	64850	64850	64850	64850
LOW INCOME	78550	78550	78550	78550	103700	103700	103700	103700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	61350	61350	61350	61350	81000	81000	81000	81000
LOW INCOME	98150	98150	98150	98150	129600	129600	129600	129600
MOD.INC-GUAR.LOAN	141100	141100	141100	141100	186300	186300	186300	186300
Pittsburgh, PA								
Armstrong County, PA HUD Metro FMR Area								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, PA HUD Metro FMR Area								
VERY LOW INCOME	44450	44450	44450	44450	58700	58700	58700	58700
LOW INCOME	71100	71100	71100	71100	93900	93900	93900	93900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pittsburgh, PA HUD Metro FMR Area								
VERY LOW INCOME	55200	55200	55200	55200	72900	72900	72900	72900
LOW INCOME	88300	88300	88300	88300	116600	116600	116600	116600
MOD.INC-GUAR.LOAN	126950	126950	126950	126950	167600	167600	167600	167600
Reading, PA MSA								
VERY LOW INCOME	51050	51050	51050	51050	67400	67400	67400	67400
LOW INCOME	81700	81700	81700	81700	107850	107850	107850	107850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scranton--Wilkes-Barre, PA MSA								
VERY LOW INCOME	46000	46000	46000	46000	60750	60750	60750	60750
LOW INCOME	73600	73600	73600	73600	97200	97200	97200	97200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
State College, PA MSA								
VERY LOW INCOME	59150	59150	59150	59150	78100	78100	78100	78100
LOW INCOME	94650	94650	94650	94650	124950	124950	124950	124950
MOD.INC-GUAR.LOAN	136050	136050	136050	136050	179600	179600	179600	179600
Williamsport, PA MSA								
VERY LOW INCOME	43900	43900	43900	43900	57950	57950	57950	57950
LOW INCOME	70250	70250	70250	70250	92750	92750	92750	92750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
York-Hanover, PA MSA								
VERY LOW INCOME	52950	52950	52950	52950	69900	69900	69900	69900
LOW INCOME	84700	84700	84700	84700	111850	111850	111850	111850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bedford County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bradford County, PA								
VERY LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
LOW INCOME	69900	69900	69900	69900	92300	92300	92300	92300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cameron County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarion County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clearfield County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clinton County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia County, PA								
VERY LOW INCOME	45400	45400	45400	45400	59950	59950	59950	59950
LOW INCOME	72650	72650	72650	72650	95900	95900	95900	95900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Elk County, PA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Forest County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fulton County, PA								
VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, PA								
VERY LOW INCOME	46550	46550	46550	46550	61450	61450	61450	61450
LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntingdon County, PA								
VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Indiana County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Juniata County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McKean County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mercer County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Mifflin County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, PA								
VERY LOW INCOME	52200	52200	52200	52200	68950	68950	68950	68950
LOW INCOME	83500	83500	83500	83500	110250	110250	110250	110250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montour County, PA								
VERY LOW INCOME	49850	49850	49850	49850	65850	65850	65850	65850
LOW INCOME	79750	79750	79750	79750	105300	105300	105300	105300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Northumberland County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pike County, PA								
VERY LOW INCOME	50250	50250	50250	50250	66350	66350	66350	66350
LOW INCOME	80400	80400	80400	80400	106150	106150	106150	106150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Potter County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schuylkill County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Snyder County, PA								
VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Somerset County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sullivan County, PA								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Susquehanna County, PA								
VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tioga County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Union County, PA								
VERY LOW INCOME	51650	51650	51650	51650	68200	68200	68200	68200
LOW INCOME	82650	82650	82650	82650	109100	109100	109100	109100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Venango County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, PA								
VERY LOW INCOME	43100	43100	43100	43100	56900	56900	56900	56900
LOW INCOME	68950	68950	68950	68950	91050	91050	91050	91050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:RHODE ISLAND ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Providence-Warwick, RI-MA								
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area								
VERY LOW INCOME	69750	69750	69750	69750	92100	92100	92100	92100
LOW INCOME	107900	107900	107900	107900	142450	142450	142450	142450
MOD.INC-GUAR.LOAN	155100	155100	155100	155100	204750	204750	204750	204750
Providence-Fall River, RI-MA HUD Metro FMR Area								
VERY LOW INCOME	57150	57150	57150	57150	75450	75450	75450	75450
LOW INCOME	91450	91450	91450	91450	120750	120750	120750	120750
MOD.INC-GUAR.LOAN	131450	131450	131450	131450	173550	173550	173550	173550
Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area								
VERY LOW INCOME	64500	64500	64500	64500	85150	85150	85150	85150
LOW INCOME	103200	103200	103200	103200	136250	136250	136250	136250
MOD.INC-GUAR.LOAN	148350	148350	148350	148350	195850	195850	195850	195850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Augusta-Richmond County, GA-SC								
Augusta-Richmond County, GA-SC HUD Metro FMR Area								
VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charleston-North Charleston, SC MSA								
VERY LOW INCOME	58750	58750	58750	58750	77550	77550	77550	77550
LOW INCOME	94000	94000	94000	94000	124100	124100	124100	124100
MOD.INC-GUAR.LOAN	135150	135150	135150	135150	178400	178400	178400	178400
Charlotte-Concord-Gastonia, NC-SC								
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area								
VERY LOW INCOME	58700	58700	58700	58700	77500	77500	77500	77500
LOW INCOME	93900	93900	93900	93900	123950	123950	123950	123950
MOD.INC-GUAR.LOAN	135000	135000	135000	135000	178200	178200	178200	178200
Chester County, SC HUD Metro FMR Area								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lancaster County, SC HUD Metro FMR Area								
VERY LOW INCOME	51250	51250	51250	51250	67650	67650	67650	67650
LOW INCOME	82000	82000	82000	82000	108250	108250	108250	108250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Columbia, SC								
Columbia, SC HUD Metro FMR Area								
VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kershaw County, SC HUD Metro FMR Area								
VERY LOW INCOME	46400	46400	46400	46400	61250	61250	61250	61250
LOW INCOME	74250	74250	74250	74250	98000	98000	98000	98000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Florence, SC								
Darlington County, SC HUD Metro FMR Area								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Florence, SC HUD Metro FMR Area								
VERY LOW INCOME	39650	39650	39650	39650	52350	52350	52350	52350
LOW INCOME	63450	63450	63450	63450	83800	83800	83800	83800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenville-Anderson-Greer, SC								
Anderson, SC HUD Metro FMR Area								
VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
LOW INCOME	76100	76100	76100	76100	100500	100500	100500	100500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenville-Mauldin-Easley, SC HUD Metro FMR Area								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Laurens County, SC HUD Metro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hilton Head Island-Bluffton-Port Royal, SC								
Beaufort County, SC HUD Metro FMR Area								
VERY LOW INCOME	56500	56500	56500	56500	74600	74600	74600	74600
LOW INCOME	90400	90400	90400	90400	119350	119350	119350	119350
MOD.INC-GUAR.LOAN	129950	129950	129950	129950	171550	171550	171550	171550
Jasper County, SC HUD Metro FMR Area								
VERY LOW INCOME	41800	41800	41800	41800	55150	55150	55150	55150
LOW INCOME	66850	66850	66850	66850	88250	88250	88250	88250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Myrtle Beach-Conway-North Myrtle Beach, SC								
Myrtle Beach-North Myrtle Beach-Conway, SC HUD Metro FMR Are								
VERY LOW INCOME	43400	43400	43400	43400	57300	57300	57300	57300
LOW INCOME	69450	69450	69450	69450	91700	91700	91700	91700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Spartanburg, SC								
Spartanburg, SC HUD Metro FMR Area								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Union County, SC HUD Metro FMR Area	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sumter, SC MSA								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Abbeville County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Allendale County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bamberg County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barnwell County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Chesterfield County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarendon County, SC								
VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Colleton County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dillon County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Georgetown County, SC									
	VERY LOW INCOME	42800	42800	42800	42800	56500	56500	56500	56500
	LOW INCOME	68500	68500	68500	68500	90450	90450	90450	90450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenwood County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hampton County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marlboro County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McCormick County, SC									
	VERY LOW INCOME	41900	41900	41900	41900	55350	55350	55350	55350
	LOW INCOME	67050	67050	67050	67050	88550	88550	88550	88550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Newberry County, SC									
	VERY LOW INCOME	39450	39450	39450	39450	52100	52100	52100	52100
	LOW INCOME	63100	63100	63100	63100	83300	83300	83300	83300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oconee County, SC									
	VERY LOW INCOME	44450	44450	44450	44450	58700	58700	58700	58700
	LOW INCOME	71100	71100	71100	71100	93900	93900	93900	93900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Orangeburg County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Williamsburg County, SC									
	VERY LOW INCOME	37300	37300	37300	37300	49250	49250	49250	49250
	LOW INCOME	59700	59700	59700	59700	78850	78850	78850	78850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Rapid City, SD								
Custer County, SD HUD Metro FMR Area								
VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meade County, SD HUD Metro FMR Area								
VERY LOW INCOME	49900	49900	49900	49900	65900	65900	65900	65900
LOW INCOME	79850	79850	79850	79850	105450	105450	105450	105450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rapid City, SD HUD Metro FMR Area								
VERY LOW INCOME	50650	50650	50650	50650	66900	66900	66900	66900
LOW INCOME	81050	81050	81050	81050	107000	107000	107000	107000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sioux City, IA-NE-SD MSA								
VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sioux Falls, SD-MN								
Sioux Falls, SD HUD Metro FMR Area								
VERY LOW INCOME	59350	59350	59350	59350	78350	78350	78350	78350
LOW INCOME	94950	94950	94950	94950	125350	125350	125350	125350
MOD.INC-GUAR.LOAN	136500	136500	136500	136500	180200	180200	180200	180200
Aurora County, SD								
VERY LOW INCOME	48950	48950	48950	48950	64650	64650	64650	64650
LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Beadle County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bennett County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Bon Homme County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brookings County, SD								
VERY LOW INCOME	56650	56650	56650	56650	74800	74800	74800	74800
LOW INCOME	90650	90650	90650	90650	119700	119700	119700	119700
MOD.INC-GUAR.LOAN	130300	130300	130300	130300	172000	172000	172000	172000
Brown County, SD								
VERY LOW INCOME	53200	53200	53200	53200	70250	70250	70250	70250
LOW INCOME	85100	85100	85100	85100	112350	112350	112350	112350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brule County, SD								
VERY LOW INCOME	49850	49850	49850	49850	65800	65800	65800	65800
LOW INCOME	79750	79750	79750	79750	105300	105300	105300	105300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buffalo County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Butte County, SD								
VERY LOW INCOME	52450	52450	52450	52450	69250	69250	69250	69250
LOW INCOME	83900	83900	83900	83900	110750	110750	110750	110750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Campbell County, SD								
VERY LOW INCOME	53900	53900	53900	53900	71150	71150	71150	71150
LOW INCOME	86250	86250	86250	86250	113850	113850	113850	113850
MOD.INC-GUAR.LOAN	124000	124000	124000	124000	163700	163700	163700	163700
Charles Mix County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clark County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Clay County, SD									
	VERY LOW INCOME	52550	52550	52550	52550	69400	69400	69400	69400
	LOW INCOME	84100	84100	84100	84100	111050	111050	111050	111050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Codington County, SD									
	VERY LOW INCOME	48750	48750	48750	48750	64350	64350	64350	64350
	LOW INCOME	78000	78000	78000	78000	103000	103000	103000	103000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Corson County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Davison County, SD									
	VERY LOW INCOME	49500	49500	49500	49500	65350	65350	65350	65350
	LOW INCOME	79200	79200	79200	79200	104550	104550	104550	104550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Day County, SD									
	VERY LOW INCOME	47800	47800	47800	47800	63100	63100	63100	63100
	LOW INCOME	76500	76500	76500	76500	101000	101000	101000	101000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Deuel County, SD									
	VERY LOW INCOME	50600	50600	50600	50600	66800	66800	66800	66800
	LOW INCOME	80950	80950	80950	80950	106900	106900	106900	106900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dewey County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Douglas County, SD									
	VERY LOW INCOME	54850	54850	54850	54850	72450	72450	72450	72450
	LOW INCOME	87750	87750	87750	87750	115850	115850	115850	115850
	MOD.INC-GUAR.LOAN	126150	126150	126150	126150	166550	166550	166550	166550
Edmunds County, SD									
	VERY LOW INCOME	49200	49200	49200	49200	64950	64950	64950	64950
	LOW INCOME	78700	78700	78700	78700	103900	103900	103900	103900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Fall River County, SD									
	VERY LOW INCOME	47500	47500	47500	47500	62700	62700	62700	62700
	LOW INCOME	76000	76000	76000	76000	100350	100350	100350	100350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Faulk County, SD									
	VERY LOW INCOME	52200	52200	52200	52200	68950	68950	68950	68950
	LOW INCOME	83500	83500	83500	83500	110250	110250	110250	110250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, SD									
	VERY LOW INCOME	50800	50800	50800	50800	67100	67100	67100	67100
	LOW INCOME	81300	81300	81300	81300	107350	107350	107350	107350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gregory County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haakon County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamlin County, SD									
	VERY LOW INCOME	50250	50250	50250	50250	66350	66350	66350	66350
	LOW INCOME	80400	80400	80400	80400	106150	106150	106150	106150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hand County, SD									
	VERY LOW INCOME	54950	54950	54950	54950	72550	72550	72550	72550
	LOW INCOME	87900	87900	87900	87900	116050	116050	116050	116050
	MOD.INC-GUAR.LOAN	126350	126350	126350	126350	166800	166800	166800	166800
Hanson County, SD									
	VERY LOW INCOME	53400	53400	53400	53400	70500	70500	70500	70500
	LOW INCOME	85450	85450	85450	85450	112800	112800	112800	112800
	MOD.INC-GUAR.LOAN	122850	122850	122850	122850	162200	162200	162200	162200
Harding County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hughes County, SD								
VERY LOW INCOME	54950	54950	54950	54950	72550	72550	72550	72550
LOW INCOME	87900	87900	87900	87900	116050	116050	116050	116050
MOD.INC-GUAR.LOAN	126350	126350	126350	126350	166800	166800	166800	166800
Hutchinson County, SD								
VERY LOW INCOME	52800	52800	52800	52800	69700	69700	69700	69700
LOW INCOME	84500	84500	84500	84500	111550	111550	111550	111550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hyde County, SD								
VERY LOW INCOME	53300	53300	53300	53300	70400	70400	70400	70400
LOW INCOME	85300	85300	85300	85300	112600	112600	112600	112600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jerauld County, SD								
VERY LOW INCOME	52050	52050	52050	52050	68750	68750	68750	68750
LOW INCOME	83300	83300	83300	83300	110000	110000	110000	110000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jones County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kingsbury County, SD								
VERY LOW INCOME	50700	50700	50700	50700	66950	66950	66950	66950
LOW INCOME	81100	81100	81100	81100	107100	107100	107100	107100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake County, SD								
VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, SD								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Lyman County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, SD									
	VERY LOW INCOME	56100	56100	56100	56100	74100	74100	74100	74100
	LOW INCOME	89750	89750	89750	89750	118500	118500	118500	118500
	MOD.INC-GUAR.LOAN	129000	129000	129000	129000	170300	170300	170300	170300
McPherson County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mellette County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Miner County, SD									
	VERY LOW INCOME	50250	50250	50250	50250	66350	66350	66350	66350
	LOW INCOME	80400	80400	80400	80400	106150	106150	106150	106150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Moody County, SD									
	VERY LOW INCOME	52600	52600	52600	52600	69450	69450	69450	69450
	LOW INCOME	84150	84150	84150	84150	111100	111100	111100	111100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oglala Lakota County									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Perkins County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Potter County, SD									
	VERY LOW INCOME	49850	49850	49850	49850	65800	65800	65800	65800
	LOW INCOME	79750	79750	79750	79750	105300	105300	105300	105300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Roberts County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sanborn County, SD									
	VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
	LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Spink County, SD									
	VERY LOW INCOME	50150	50150	50150	50150	66200	66200	66200	66200
	LOW INCOME	80250	80250	80250	80250	105950	105950	105950	105950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stanley County, SD									
	VERY LOW INCOME	59900	59900	59900	59900	79100	79100	79100	79100
	LOW INCOME	95850	95850	95850	95850	126550	126550	126550	126550
	MOD.INC-GUAR.LOAN	137800	137800	137800	137800	181900	181900	181900	181900
Sully County, SD									
	VERY LOW INCOME	52150	52150	52150	52150	68850	68850	68850	68850
	LOW INCOME	83450	83450	83450	83450	110200	110200	110200	110200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Todd County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tripp County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walworth County, SD									
	VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
	LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yankton County, SD									
	VERY LOW INCOME	51350	51350	51350	51350	67800	67800	67800	67800
	LOW INCOME	82150	82150	82150	82150	108450	108450	108450	108450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ziebach County, SD								
VERY LOW INCOME	47250	47250	47250	47250	62400	62400	62400	62400
LOW INCOME	75600	75600	75600	75600	99800	99800	99800	99800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Chattanooga, TN-GA MSA								
VERY LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
LOW INCOME	77900	77900	77900	77900	102850	102850	102850	102850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clarksville, TN-KY								
Clarksville, TN-KY HUD Metro FMR Area								
VERY LOW INCOME	46900	46900	46900	46900	61950	61950	61950	61950
LOW INCOME	75050	75050	75050	75050	99100	99100	99100	99100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stewart County, TN HUD Metro FMR Area								
VERY LOW INCOME	45100	45100	45100	45100	59550	59550	59550	59550
LOW INCOME	72150	72150	72150	72150	95250	95250	95250	95250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cleveland, TN MSA								
VERY LOW INCOME	45650	45650	45650	45650	60250	60250	60250	60250
LOW INCOME	73000	73000	73000	73000	96400	96400	96400	96400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson, TN								
Crockett County, TN HUD Metro FMR Area								
VERY LOW INCOME	40150	40150	40150	40150	53000	53000	53000	53000
LOW INCOME	64250	64250	64250	64250	84850	84850	84850	84850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gibson County, TN HUD Metro FMR Area								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson, TN HUD Metro FMR Area								
VERY LOW INCOME	41100	41100	41100	41100	54250	54250	54250	54250
LOW INCOME	65750	65750	65750	65750	86800	86800	86800	86800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson City, TN MSA								
VERY LOW INCOME	42400	42400	42400	42400	56000	56000	56000	56000
LOW INCOME	67850	67850	67850	67850	89600	89600	89600	89600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kingsport-Bristol, TN-VA MSA								
VERY LOW INCOME	40900	40900	40900	40900	54000	54000	54000	54000
LOW INCOME	65450	65450	65450	65450	86400	86400	86400	86400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knoxville, TN								
Campbell County, TN HUD Metro FMR Area								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grainger County, TN HUD Metro FMR Area								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knoxville, TN HUD Metro FMR Area								
VERY LOW INCOME	51850	51850	51850	51850	68450	68450	68450	68450
LOW INCOME	82950	82950	82950	82950	109500	109500	109500	109500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, TN HUD Metro FMR Area								
VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
LOW INCOME	66000	66000	66000	66000	87150	87150	87150	87150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roane County, TN HUD Metro FMR Area								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Memphis, TN-MS-AR								
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	46350	46350	46350	46350	61200	61200	61200	61200
LOW INCOME	74150	74150	74150	74150	97900	97900	97900	97900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morristown, TN								
Morristown, TN HUD Metro FMR Area								
VERY LOW INCOME	40050	40050	40050	40050	52900	52900	52900	52900
LOW INCOME	64100	64100	64100	64100	84650	84650	84650	84650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Nashville-Davidson--Murfreesboro--Franklin, TN	FY 2026 ADJUSTED INCOME LIMITS							
Hickman County, TN HUD Metro FMR Area								
VERY LOW INCOME	39450	39450	39450	39450	52100	52100	52100	52100
LOW INCOME	63100	63100	63100	63100	83300	83300	83300	83300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Macon County, TN HUD Metro FMR Area								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Maury County, TN HUD Metro FMR Area								
VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
LOW INCOME	82850	82850	82850	82850	109400	109400	109400	109400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR								
VERY LOW INCOME	58050	58050	58050	58050	76650	76650	76650	76650
LOW INCOME	92900	92900	92900	92900	122650	122650	122650	122650
MOD.INC-GUAR.LOAN	133550	133550	133550	133550	176300	176300	176300	176300
Smith County, TN HUD Metro FMR Area								
VERY LOW INCOME	42950	42950	42950	42950	56700	56700	56700	56700
LOW INCOME	68700	68700	68700	68700	90700	90700	90700	90700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bedford County, TN								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Benton County, TN								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bledsoe County, TN								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Carroll County, TN								
VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Claiborne County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Clay County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cocke County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coffee County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cumberland County, TN									
	VERY LOW INCOME	39100	39100	39100	39100	51650	51650	51650	51650
	LOW INCOME	62550	62550	62550	62550	82600	82600	82600	82600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
DeKalb County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Decatur County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dyer County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fentress County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Franklin County, TN									
	VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
	LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Giles County, TN									
	VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
	LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greene County, TN									
	VERY LOW INCOME	40350	40350	40350	40350	53300	53300	53300	53300
	LOW INCOME	64550	64550	64550	64550	85250	85250	85250	85250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grundy County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hancock County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardeman County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardin County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haywood County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henderson County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Henry County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Houston County, TN									
	VERY LOW INCOME	41450	41450	41450	41450	54750	54750	54750	54750
	LOW INCOME	66300	66300	66300	66300	87550	87550	87550	87550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Humphreys County, TN									
	VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
	LOW INCOME	66900	66900	66900	66900	88350	88350	88350	88350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lake County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lauderdale County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lawrence County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, TN									
	VERY LOW INCOME	41150	41150	41150	41150	54350	54350	54350	54350
	LOW INCOME	65850	65850	65850	65850	86950	86950	86950	86950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Lincoln County, TN								
VERY LOW INCOME	44050	44050	44050	44050	58150	58150	58150	58150
LOW INCOME	70500	70500	70500	70500	93100	93100	93100	93100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marshall County, TN								
VERY LOW INCOME	46250	46250	46250	46250	61050	61050	61050	61050
LOW INCOME	73950	73950	73950	73950	97650	97650	97650	97650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McMinn County, TN								
VERY LOW INCOME	39600	39600	39600	39600	52300	52300	52300	52300
LOW INCOME	63350	63350	63350	63350	83650	83650	83650	83650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McNairy County, TN								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Meigs County, TN								
VERY LOW INCOME	42000	42000	42000	42000	55450	55450	55450	55450
LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, TN								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Moore County, TN								
VERY LOW INCOME	45750	45750	45750	45750	60400	60400	60400	60400
LOW INCOME	73200	73200	73200	73200	96650	96650	96650	96650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Obion County, TN								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Overton County, TN								
VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Perry County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pickett County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, TN									
	VERY LOW INCOME	43800	43800	43800	43800	57850	57850	57850	57850
	LOW INCOME	70100	70100	70100	70100	92550	92550	92550	92550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rhea County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scott County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sevier County, TN									
	VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
	LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Buren County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Warren County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wayne County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Weakley County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
White County, TN									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Abilene, TX MSA								
VERY LOW INCOME	46050	46050	46050	46050	60800	60800	60800	60800
LOW INCOME	73700	73700	73700	73700	97300	97300	97300	97300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Amarillo, TX								
Amarillo, TX HUD Metro FMR Area								
VERY LOW INCOME	47850	47850	47850	47850	63200	63200	63200	63200
LOW INCOME	76550	76550	76550	76550	101050	101050	101050	101050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oldham County, TX HUD Metro FMR Area								
VERY LOW INCOME	43800	43800	43800	43800	57800	57800	57800	57800
LOW INCOME	70100	70100	70100	70100	92550	92550	92550	92550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Austin-Round Rock-San Marcos, TX MSA								
VERY LOW INCOME	67200	67200	67200	67200	88750	88750	88750	88750
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Beaumont-Port Arthur, TX MSA								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brownsville-Harlingen, TX MSA								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
College Station-Bryan, TX MSA								
VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Corpus Christi, TX								
Aransas County, TX HUD Metro FMR Area								
VERY LOW INCOME	43400	43400	43400	43400	57300	57300	57300	57300
LOW INCOME	69450	69450	69450	69450	91700	91700	91700	91700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Corpus Christi, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dallas-Fort Worth-Arlington, TX								
Dallas, TX HUD Metro FMR Area								
VERY LOW INCOME	60550	60550	60550	60550	79950	79950	79950	79950
LOW INCOME	96900	96900	96900	96900	127950	127950	127950	127950
MOD.INC-GUAR.LOAN	139300	139300	139300	139300	183900	183900	183900	183900
Fort Worth-Arlington, TX HUD Metro FMR Area								
VERY LOW INCOME	55150	55150	55150	55150	72800	72800	72800	72800
LOW INCOME	88250	88250	88250	88250	116500	116500	116500	116500
MOD.INC-GUAR.LOAN	126850	126850	126850	126850	167450	167450	167450	167450
Wise County, TX HUD Metro FMR Area								
VERY LOW INCOME	56150	56150	56150	56150	74150	74150	74150	74150
LOW INCOME	89850	89850	89850	89850	118650	118650	118650	118650
MOD.INC-GUAR.LOAN	129150	129150	129150	129150	170500	170500	170500	170500
Eagle Pass, TX MSA								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
El Paso, TX								
El Paso, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hudspeth County, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Houston-Pasadena-The Woodlands, TX								
Austin County, TX HUD Metro FMR Area								
VERY LOW INCOME	52000	52000	52000	52000	68650	68650	68650	68650
LOW INCOME	83200	83200	83200	83200	109850	109850	109850	109850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Brazoria County, TX HUD Metro FMR Area								
VERY LOW INCOME	63000	63000	63000	63000	83200	83200	83200	83200
LOW INCOME	100800	100800	100800	100800	133100	133100	133100	133100
MOD.INC-GUAR.LOAN	144900	144900	144900	144900	191300	191300	191300	191300
Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area								
VERY LOW INCOME	52000	52000	52000	52000	68650	68650	68650	68650
LOW INCOME	83200	83200	83200	83200	109850	109850	109850	109850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Jacinto County, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Killeen-Temple, TX								
Killeen-Temple, TX HUD Metro FMR Area								
VERY LOW INCOME	42550	42550	42550	42550	56200	56200	56200	56200
LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lampasas County, TX HUD Metro FMR Area								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Laredo, TX MSA								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Longview, TX								
Harrison County, TX HUD Metro FMR Area								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Longview, TX HUD Metro FMR Area								
VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Rusk County, TX HUD Metro FMR Area								
VERY LOW INCOME	43950	43950	43950	43950	58050	58050	58050	58050
LOW INCOME	70300	70300	70300	70300	92800	92800	92800	92800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lubbock, TX								
Cochran County, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Garza County, TX HUD Metro FMR Area								
VERY LOW INCOME	44650	44650	44650	44650	58950	58950	58950	58950
LOW INCOME	71450	71450	71450	71450	94350	94350	94350	94350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hockley County, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lubbock, TX HUD Metro FMR Area								
VERY LOW INCOME	44800	44800	44800	44800	59150	59150	59150	59150
LOW INCOME	71700	71700	71700	71700	94650	94650	94650	94650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lynn County, TX HUD Metro FMR Area								
VERY LOW INCOME	44800	44800	44800	44800	59150	59150	59150	59150
LOW INCOME	71700	71700	71700	71700	94650	94650	94650	94650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McAllen-Edinburg-Mission, TX MSA								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Midland, TX								
Martin County, TX HUD Metro FMR Area								
VERY LOW INCOME	51650	51650	51650	51650	68200	68200	68200	68200
LOW INCOME	82650	82650	82650	82650	109100	109100	109100	109100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Midland, TX HUD Metro FMR Area								
VERY LOW INCOME	55200	55200	55200	55200	72900	72900	72900	72900
LOW INCOME	88300	88300	88300	88300	116600	116600	116600	116600
MOD.INC-GUAR.LOAN	126950	126950	126950	126950	167600	167600	167600	167600
Odessa, TX MSA								
VERY LOW INCOME	47050	47050	47050	47050	62150	62150	62150	62150
LOW INCOME	75300	75300	75300	75300	99400	99400	99400	99400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Angelo, TX MSA								
VERY LOW INCOME	44950	44950	44950	44950	59350	59350	59350	59350
LOW INCOME	71900	71900	71900	71900	94950	94950	94950	94950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Antonio-New Braunfels, TX								
Atascosa County, TX HUD Metro FMR Area								
VERY LOW INCOME	43450	43450	43450	43450	57400	57400	57400	57400
LOW INCOME	69500	69500	69500	69500	91750	91750	91750	91750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kendall County, TX HUD Metro FMR Area								
VERY LOW INCOME	71950	71950	71950	71950	95000	95000	95000	95000
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Medina County, TX HUD Metro FMR Area								
VERY LOW INCOME	50500	50500	50500	50500	66700	66700	66700	66700
LOW INCOME	80800	80800	80800	80800	106700	106700	106700	106700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Antonio-New Braunfels, TX HUD Metro FMR Area								
VERY LOW INCOME	50300	50300	50300	50300	66400	66400	66400	66400
LOW INCOME	80500	80500	80500	80500	106300	106300	106300	106300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sherman-Denison, TX MSA								
VERY LOW INCOME	49150	49150	49150	49150	64900	64900	64900	64900
LOW INCOME	78650	78650	78650	78650	103850	103850	103850	103850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Texarkana, TX-AR								
Texarkana, TX-Texarkana, AR HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Tyler, TX MSA								
VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Victoria, TX MSA								
VERY LOW INCOME	43400	43400	43400	43400	57300	57300	57300	57300
LOW INCOME	69450	69450	69450	69450	91700	91700	91700	91700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Waco, TX								
Bosque County, TX HUD Metro FMR Area								
VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Falls County, TX HUD Metro FMR Area								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Waco, TX HUD Metro FMR Area								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wichita Falls, TX MSA								
VERY LOW INCOME	45600	45600	45600	45600	60200	60200	60200	60200
LOW INCOME	72950	72950	72950	72950	96300	96300	96300	96300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Anderson County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Andrews County, TX								
VERY LOW INCOME	49900	49900	49900	49900	65900	65900	65900	65900
LOW INCOME	79850	79850	79850	79850	105450	105450	105450	105450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Angelina County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Bailey County, TX									
	VERY LOW INCOME	43300	43300	43300	43300	57150	57150	57150	57150
	LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Baylor County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bee County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Blanco County, TX									
	VERY LOW INCOME	53350	53350	53350	53350	70450	70450	70450	70450
	LOW INCOME	85350	85350	85350	85350	112700	112700	112700	112700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Borden County, TX									
	VERY LOW INCOME	54000	54000	54000	54000	71300	71300	71300	71300
	LOW INCOME	86400	86400	86400	86400	114050	114050	114050	114050
	MOD.INC-GUAR.LOAN	124200	124200	124200	124200	163950	163950	163950	163950
Brewster County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Briscoe County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brooks County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brown County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Burnet County, TX									
	VERY LOW INCOME	50000	50000	50000	50000	66000	66000	66000	66000
	LOW INCOME	80000	80000	80000	80000	105600	105600	105600	105600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, TX									
	VERY LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
	LOW INCOME	77900	77900	77900	77900	102850	102850	102850	102850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Camp County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cass County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Castro County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cherokee County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Childress County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coke County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Coleman County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Collingsworth County, TX	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Colorado County, TX								
VERY LOW INCOME	46450	46450	46450	46450	61350	61350	61350	61350
LOW INCOME	74300	74300	74300	74300	98100	98100	98100	98100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Comanche County, TX								
VERY LOW INCOME	43300	43300	43300	43300	57150	57150	57150	57150
LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Concho County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cooke County, TX								
VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cottle County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crane County, TX								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crockett County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Culberson County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Dallam County, TX									
	VERY LOW INCOME	45450	45450	45450	45450	60000	60000	60000	60000
	LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dawson County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
DeWitt County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Deaf Smith County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Delta County, TX									
	VERY LOW INCOME	46500	46500	46500	46500	61400	61400	61400	61400
	LOW INCOME	74400	74400	74400	74400	98250	98250	98250	98250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dickens County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dimmit County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Donley County, TX									
	VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
	LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Duval County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Eastland County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Edwards County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Erath County, TX									
	VERY LOW INCOME	46100	46100	46100	46100	60900	60900	60900	60900
	LOW INCOME	73750	73750	73750	73750	97350	97350	97350	97350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fannin County, TX									
	VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
	LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fayette County, TX									
	VERY LOW INCOME	51050	51050	51050	51050	67400	67400	67400	67400
	LOW INCOME	81700	81700	81700	81700	107850	107850	107850	107850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fisher County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Floyd County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Foard County, TX									
	VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
	LOW INCOME	69850	69850	69850	69850	92200	92200	92200	92200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Franklin County, TX									
	VERY LOW INCOME	43150	43150	43150	43150	57000	57000	57000	57000
	LOW INCOME	69050	69050	69050	69050	91150	91150	91150	91150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Freestone County, TX									
	VERY LOW INCOME	43800	43800	43800	43800	57850	57850	57850	57850
	LOW INCOME	70100	70100	70100	70100	92550	92550	92550	92550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Frio County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gaines County, TX									
	VERY LOW INCOME	48200	48200	48200	48200	63650	63650	63650	63650
	LOW INCOME	77100	77100	77100	77100	101800	101800	101800	101800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gillespie County, TX									
	VERY LOW INCOME	54650	54650	54650	54650	72150	72150	72150	72150
	LOW INCOME	87450	87450	87450	87450	115450	115450	115450	115450
	MOD.INC-GUAR.LOAN	125700	125700	125700	125700	165950	165950	165950	165950
Glasscock County, TX									
	VERY LOW INCOME	60800	60800	60800	60800	80300	80300	80300	80300
	LOW INCOME	97300	97300	97300	97300	128450	128450	128450	128450
	MOD.INC-GUAR.LOAN	139850	139850	139850	139850	184650	184650	184650	184650
Gonzales County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gray County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grimes County, TX									
	VERY LOW INCOME	44750	44750	44750	44750	59100	59100	59100	59100
	LOW INCOME	71600	71600	71600	71600	94550	94550	94550	94550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hale County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Hall County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hamilton County, TX									
	VERY LOW INCOME	45950	45950	45950	45950	60700	60700	60700	60700
	LOW INCOME	73500	73500	73500	73500	97050	97050	97050	97050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hansford County, TX									
	VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
	LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardeman County, TX									
	VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
	LOW INCOME	69850	69850	69850	69850	92200	92200	92200	92200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hartley County, TX									
	VERY LOW INCOME	52800	52800	52800	52800	69700	69700	69700	69700
	LOW INCOME	84500	84500	84500	84500	111550	111550	111550	111550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Haskell County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hemphill County, TX									
	VERY LOW INCOME	57200	57200	57200	57200	75500	75500	75500	75500
	LOW INCOME	91500	91500	91500	91500	120800	120800	120800	120800
	MOD.INC-GUAR.LOAN	131550	131550	131550	131550	173650	173650	173650	173650
Henderson County, TX									
	VERY LOW INCOME	43300	43300	43300	43300	57150	57150	57150	57150
	LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hill County, TX									
	VERY LOW INCOME	42400	42400	42400	42400	56000	56000	56000	56000
	LOW INCOME	67850	67850	67850	67850	89600	89600	89600	89600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Hood County, TX									
	VERY LOW INCOME	53000	53000	53000	53000	70000	70000	70000	70000
	LOW INCOME	84800	84800	84800	84800	111950	111950	111950	111950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hopkins County, TX									
	VERY LOW INCOME	44300	44300	44300	44300	58500	58500	58500	58500
	LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Houston County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Howard County, TX									
	VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
	LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hutchinson County, TX									
	VERY LOW INCOME	49100	49100	49100	49100	64800	64800	64800	64800
	LOW INCOME	78550	78550	78550	78550	103700	103700	103700	103700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jack County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, TX									
	VERY LOW INCOME	42500	42500	42500	42500	56100	56100	56100	56100
	LOW INCOME	68000	68000	68000	68000	89800	89800	89800	89800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jasper County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jeff Davis County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Jim Hogg County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jim Wells County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Karnes County, TX									
	VERY LOW INCOME	43000	43000	43000	43000	56800	56800	56800	56800
	LOW INCOME	68800	68800	68800	68800	90850	90850	90850	90850
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kenedy County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kent County, TX									
	VERY LOW INCOME	48650	48650	48650	48650	64250	64250	64250	64250
	LOW INCOME	77850	77850	77850	77850	102800	102800	102800	102800
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kerr County, TX									
	VERY LOW INCOME	48100	48100	48100	48100	63500	63500	63500	63500
	LOW INCOME	76950	76950	76950	76950	101600	101600	101600	101600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kimble County, TX									
	VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
	LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
King County, TX									
	VERY LOW INCOME	43450	43450	43450	43450	57400	57400	57400	57400
	LOW INCOME	69500	69500	69500	69500	91750	91750	91750	91750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kinney County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Kleberg County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Knox County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
La Salle County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lamar County, TX									
	VERY LOW INCOME	42400	42400	42400	42400	56000	56000	56000	56000
	LOW INCOME	67850	67850	67850	67850	89600	89600	89600	89600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lamb County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lavaca County, TX									
	VERY LOW INCOME	46850	46850	46850	46850	61850	61850	61850	61850
	LOW INCOME	74950	74950	74950	74950	98950	98950	98950	98950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, TX									
	VERY LOW INCOME	44550	44550	44550	44550	58850	58850	58850	58850
	LOW INCOME	71300	71300	71300	71300	94150	94150	94150	94150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Leon County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Limestone County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Lipscomb County, TX									
	VERY LOW INCOME	44500	44500	44500	44500	58750	58750	58750	58750
	LOW INCOME	71200	71200	71200	71200	94000	94000	94000	94000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Live Oak County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Llano County, TX									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Loving County, TX									
	VERY LOW INCOME	51750	51750	51750	51750	68350	68350	68350	68350
	LOW INCOME	82800	82800	82800	82800	109300	109300	109300	109300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, TX									
	VERY LOW INCOME	46200	46200	46200	46200	60950	60950	60950	60950
	LOW INCOME	73900	73900	73900	73900	97550	97550	97550	97550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mason County, TX									
	VERY LOW INCOME	47600	47600	47600	47600	62850	62850	62850	62850
	LOW INCOME	76150	76150	76150	76150	100550	100550	100550	100550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Matagorda County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McCulloch County, TX									
	VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
	LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
McMullen County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Menard County, TX									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Milam County, TX									
	VERY LOW INCOME	42950	42950	42950	42950	56700	56700	56700	56700
	LOW INCOME	68700	68700	68700	68700	90700	90700	90700	90700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mills County, TX									
	VERY LOW INCOME	42200	42200	42200	42200	55750	55750	55750	55750
	LOW INCOME	67500	67500	67500	67500	89100	89100	89100	89100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mitchell County, TX									
	VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
	LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Montague County, TX									
	VERY LOW INCOME	43200	43200	43200	43200	57050	57050	57050	57050
	LOW INCOME	69100	69100	69100	69100	91250	91250	91250	91250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Moore County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morris County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Motley County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Nacogdoches County, TX	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Navarro County, TX								
VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Newton County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nolan County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ochiltree County, TX								
VERY LOW INCOME	45650	45650	45650	45650	60300	60300	60300	60300
LOW INCOME	73050	73050	73050	73050	96450	96450	96450	96450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Palo Pinto County, TX								
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Panola County, TX								
VERY LOW INCOME	45200	45200	45200	45200	59700	59700	59700	59700
LOW INCOME	72300	72300	72300	72300	95450	95450	95450	95450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Parmer County, TX								
VERY LOW INCOME	43600	43600	43600	43600	57600	57600	57600	57600
LOW INCOME	69750	69750	69750	69750	92100	92100	92100	92100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pecos County, TX								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Polk County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Presidio County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rains County, TX									
	VERY LOW INCOME	42650	42650	42650	42650	56300	56300	56300	56300
	LOW INCOME	68250	68250	68250	68250	90100	90100	90100	90100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reagan County, TX									
	VERY LOW INCOME	43500	43500	43500	43500	57450	57450	57450	57450
	LOW INCOME	69600	69600	69600	69600	91900	91900	91900	91900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Real County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Red River County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Reeves County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Refugio County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roberts County, TX									
	VERY LOW INCOME	47850	47850	47850	47850	63200	63200	63200	63200
	LOW INCOME	76550	76550	76550	76550	101050	101050	101050	101050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Runnels County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sabine County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Augustine County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Saba County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Schleicher County, TX									
	VERY LOW INCOME	48150	48150	48150	48150	63600	63600	63600	63600
	LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Scurry County, TX									
	VERY LOW INCOME	44150	44150	44150	44150	58300	58300	58300	58300
	LOW INCOME	70650	70650	70650	70650	93300	93300	93300	93300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shackelford County, TX									
	VERY LOW INCOME	47550	47550	47550	47550	62800	62800	62800	62800
	LOW INCOME	76050	76050	76050	76050	100400	100400	100400	100400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shelby County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sherman County, TX									
	VERY LOW INCOME	45450	45450	45450	45450	60000	60000	60000	60000
	LOW INCOME	72700	72700	72700	72700	96000	96000	96000	96000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Somervell County, TX									
	VERY LOW INCOME	47700	47700	47700	47700	63000	63000	63000	63000
	LOW INCOME	76300	76300	76300	76300	100750	100750	100750	100750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Starr County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stephens County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sterling County, TX									
	VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
	LOW INCOME	72000	72000	72000	72000	95050	95050	95050	95050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Stonewall County, TX									
	VERY LOW INCOME	49050	49050	49050	49050	64750	64750	64750	64750
	LOW INCOME	78500	78500	78500	78500	103650	103650	103650	103650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sutton County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Swisher County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Terrell County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Terry County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Throckmorton County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Titus County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Trinity County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tyler County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Upton County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Uvalde County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Val Verde County, TX								
VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Van Zandt County, TX								
VERY LOW INCOME	43650	43650	43650	43650	57650	57650	57650	57650
LOW INCOME	69850	69850	69850	69850	92250	92250	92250	92250
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walker County, TX								
VERY LOW INCOME	42200	42200	42200	42200	55750	55750	55750	55750
LOW INCOME	67500	67500	67500	67500	89100	89100	89100	89100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Ward County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington County, TX									
	VERY LOW INCOME	50800	50800	50800	50800	67100	67100	67100	67100
	LOW INCOME	81300	81300	81300	81300	107350	107350	107350	107350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wharton County, TX									
	VERY LOW INCOME	42750	42750	42750	42750	56450	56450	56450	56450
	LOW INCOME	68400	68400	68400	68400	90300	90300	90300	90300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeler County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wilbarger County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Willacy County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winkler County, TX									
	VERY LOW INCOME	48950	48950	48950	48950	64600	64600	64600	64600
	LOW INCOME	78300	78300	78300	78300	103400	103400	103400	103400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wood County, TX									
	VERY LOW INCOME	43300	43300	43300	43300	57200	57200	57200	57200
	LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yoakum County, TX									
	VERY LOW INCOME	49200	49200	49200	49200	64950	64950	64950	64950
	LOW INCOME	78700	78700	78700	78700	103900	103900	103900	103900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Young County, TX									
	VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
	LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Zapata County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Zavala County, TX									
	VERY LOW INCOME	41850	41850	41850	41850	55250	55250	55250	55250
	LOW INCOME	66950	66950	66950	66950	88400	88400	88400	88400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Logan, UT-ID MSA								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Ogden, UT MSA								
VERY LOW INCOME	60250	60250	60250	60250	79550	79550	79550	79550
LOW INCOME	96400	96400	96400	96400	127250	127250	127250	127250
MOD.INC-GUAR.LOAN	138600	138600	138600	138600	183000	183000	183000	183000
Provo-Orem-Lehi, UT MSA								
VERY LOW INCOME	59600	59600	59600	59600	78700	78700	78700	78700
LOW INCOME	95350	95350	95350	95350	125900	125900	125900	125900
MOD.INC-GUAR.LOAN	137050	137050	137050	137050	180950	180950	180950	180950
Salt Lake City-Murray, UT								
Salt Lake City, UT HUD Metro FMR Area								
VERY LOW INCOME	63050	63050	63050	63050	83250	83250	83250	83250
LOW INCOME	100900	100900	100900	100900	133200	133200	133200	133200
MOD.INC-GUAR.LOAN	145050	145050	145050	145050	191500	191500	191500	191500
Tooele County, UT HUD Metro FMR Area								
VERY LOW INCOME	60650	60650	60650	60650	80050	80050	80050	80050
LOW INCOME	97050	97050	97050	97050	128150	128150	128150	128150
MOD.INC-GUAR.LOAN	139500	139500	139500	139500	184150	184150	184150	184150
St. George, UT MSA								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Beaver County, UT								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Box Elder County, UT								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Carbon County, UT								
VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Daggett County, UT									
	VERY LOW INCOME	53450	53450	53450	53450	70600	70600	70600	70600
	LOW INCOME	85500	85500	85500	85500	112900	112900	112900	112900
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Duchesne County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Emery County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Garfield County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Grand County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Iron County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Kane County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Millard County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Piute County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Rich County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
San Juan County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Sanpete County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Sevier County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Summit County, UT									
	VERY LOW INCOME	83850	83850	83850	83850	110700	110700	110700	110700
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Uintah County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250
Wasatch County, UT									
	VERY LOW INCOME	68100	68100	68100	68100	89900	89900	89900	89900
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Wayne County, UT									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	128950	128950	128950	128950	170250	170250	170250	170250

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VERMONT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Burlington-South Burlington, VT MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	64900	64900	64900	64900	85700	85700	85700	85700
LOW INCOME	103850	103850	103850	103850	137100	137100	137100	137100
MOD.INC-GUAR.LOAN	149300	149300	149300	149300	197100	197100	197100	197100
Addison County, VT								
VERY LOW INCOME	58050	58050	58050	58050	76650	76650	76650	76650
LOW INCOME	92900	92900	92900	92900	122650	122650	122650	122650
MOD.INC-GUAR.LOAN	133550	133550	133550	133550	176300	176300	176300	176300
Bennington County, VT								
VERY LOW INCOME	54450	54450	54450	54450	71900	71900	71900	71900
LOW INCOME	87100	87100	87100	87100	115000	115000	115000	115000
MOD.INC-GUAR.LOAN	125200	125200	125200	125200	165300	165300	165300	165300
Caledonia County, VT								
VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Essex County, VT								
VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Lamoille County, VT								
VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Orange County, VT								
VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Orleans County, VT								
VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Rutland County, VT								
VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VERMONT

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Washington County, VT									
	VERY LOW INCOME	57000	57000	57000	57000	75250	75250	75250	75250
	LOW INCOME	91200	91200	91200	91200	120400	120400	120400	120400
	MOD.INC-GUAR.LOAN	131100	131100	131100	131100	173100	173100	173100	173100
Windham County, VT									
	VERY LOW INCOME	52350	52350	52350	52350	69150	69150	69150	69150
	LOW INCOME	83750	83750	83750	83750	110550	110550	110550	110550
	MOD.INC-GUAR.LOAN	124350	124350	124350	124350	164150	164150	164150	164150
Windsor County, VT									
	VERY LOW INCOME	54850	54850	54850	54850	72450	72450	72450	72450
	LOW INCOME	87750	87750	87750	87750	115850	115850	115850	115850
	MOD.INC-GUAR.LOAN	126150	126150	126150	126150	166550	166550	166550	166550

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Blacksburg-Christiansburg-Radford, VA								
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area								
VERY LOW INCOME	59800	59800	59800	59800	78950	78950	78950	78950
LOW INCOME	95700	95700	95700	95700	126350	126350	126350	126350
MOD.INC-GUAR.LOAN	137550	137550	137550	137550	181600	181600	181600	181600
Floyd County, VA HUD Metro FMR Area								
VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Giles County, VA HUD Metro FMR Area								
VERY LOW INCOME	42700	42700	42700	42700	56400	56400	56400	56400
LOW INCOME	68300	68300	68300	68300	90200	90200	90200	90200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pulaski County, VA HUD Metro FMR Area								
VERY LOW INCOME	43800	43800	43800	43800	57850	57850	57850	57850
LOW INCOME	70100	70100	70100	70100	92550	92550	92550	92550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlottesville, VA MSA								
VERY LOW INCOME	69150	69150	69150	69150	91300	91300	91300	91300
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Harrisonburg, VA MSA								
VERY LOW INCOME	48850	48850	48850	48850	64500	64500	64500	64500
LOW INCOME	78150	78150	78150	78150	103200	103200	103200	103200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kingsport-Bristol, TN-VA MSA								
VERY LOW INCOME	40900	40900	40900	40900	54000	54000	54000	54000
LOW INCOME	65450	65450	65450	65450	86400	86400	86400	86400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lynchburg, VA MSA								
VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richmond, VA								
King and Queen County, VA HUD Metro FMR Area								
VERY LOW INCOME	45350	45350	45350	45350	59900	59900	59900	59900
LOW INCOME	72550	72550	72550	72550	95800	95800	95800	95800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Richmond, VA HUD Metro FMR Area								
VERY LOW INCOME	56750	56750	56750	56750	74950	74950	74950	74950
LOW INCOME	90800	90800	90800	90800	119900	119900	119900	119900
MOD.INC-GUAR.LOAN	130550	130550	130550	130550	172350	172350	172350	172350
Roanoke, VA								
Franklin County, VA HUD Metro FMR Area								
VERY LOW INCOME	45400	45400	45400	45400	59950	59950	59950	59950
LOW INCOME	72650	72650	72650	72650	95900	95900	95900	95900
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roanoke, VA HUD Metro FMR Area								
VERY LOW INCOME	49250	49250	49250	49250	65050	65050	65050	65050
LOW INCOME	78800	78800	78800	78800	104050	104050	104050	104050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Staunton-Stuarts Draft, VA MSA								
VERY LOW INCOME	49250	49250	49250	49250	65050	65050	65050	65050
LOW INCOME	78800	78800	78800	78800	104050	104050	104050	104050
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Virginia Beach-Chesapeake-Norfolk, VA-NC								
Surry County, VA HUD Metro FMR Area								
VERY LOW INCOME	50150	50150	50150	50150	66200	66200	66200	66200
LOW INCOME	80250	80250	80250	80250	105950	105950	105950	105950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Are								
VERY LOW INCOME	53850	53850	53850	53850	71100	71100	71100	71100
LOW INCOME	86150	86150	86150	86150	113750	113750	113750	113750
MOD.INC-GUAR.LOAN	123850	123850	123850	123850	163500	163500	163500	163500
Washington-Arlington-Alexandria, DC-VA-MD-WV								
Culpeper County, VA HUD Metro FMR Area								
VERY LOW INCOME	60300	60300	60300	60300	79600	79600	79600	79600
LOW INCOME	96500	96500	96500	96500	127400	127400	127400	127400
MOD.INC-GUAR.LOAN	138700	138700	138700	138700	183100	183100	183100	183100
Rappahannock County, VA HUD Metro FMR Area								
VERY LOW INCOME	54150	54150	54150	54150	71500	71500	71500	71500
LOW INCOME	86650	86650	86650	86650	114400	114400	114400	114400
MOD.INC-GUAR.LOAN	124550	124550	124550	124550	164450	164450	164450	164450

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Warren County, VA HUD Metro FMR Area								
VERY LOW INCOME	51950	51950	51950	51950	68600	68600	68600	68600
LOW INCOME	83100	83100	83100	83100	109700	109700	109700	109700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	83050	83050	83050	83050	109650	109650	109650	109650
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Winchester, VA-WV MSA								
VERY LOW INCOME	56550	56550	56550	56550	74650	74650	74650	74650
LOW INCOME	90500	90500	90500	90500	119500	119500	119500	119500
MOD.INC-GUAR.LOAN	130100	130100	130100	130100	171750	171750	171750	171750
Accomack County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Alleghany County-Clifton Forge city-Covington city, VA HUD N								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bath County, VA								
VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bland County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Brunswick County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buchanan County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Buckingham County, VA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	42450	42450	42450	42450	56050	56050	56050	56050
LOW INCOME	67900	67900	67900	67900	89650	89650	89650	89650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Caroline County, VA								
VERY LOW INCOME	54100	54100	54100	54100	71450	71450	71450	71450
LOW INCOME	86550	86550	86550	86550	114250	114250	114250	114250
MOD.INC-GUAR.LOAN	124400	124400	124400	124400	164250	164250	164250	164250
Carroll County-Galax city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charlotte County, VA								
VERY LOW INCOME	40100	40100	40100	40100	52950	52950	52950	52950
LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cumberland County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dickenson County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Essex County, VA								
VERY LOW INCOME	43350	43350	43350	43350	57250	57250	57250	57250
LOW INCOME	69350	69350	69350	69350	91550	91550	91550	91550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grayson County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greensville County-Emporia city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Halifax County, VA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Henry County-Martinsville city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Highland County, VA								
VERY LOW INCOME	44000	44000	44000	44000	58050	58050	58050	58050
LOW INCOME	70400	70400	70400	70400	92950	92950	92950	92950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
King George County, VA								
VERY LOW INCOME	69300	69300	69300	69300	91500	91500	91500	91500
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Lancaster County, VA								
VERY LOW INCOME	45500	45500	45500	45500	60100	60100	60100	60100
LOW INCOME	72800	72800	72800	72800	96100	96100	96100	96100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lee County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Louisa County, VA								
VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
MOD.INC-GUAR.LOAN	123050	123050	123050	123050	162450	162450	162450	162450
Lunenburg County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison County, VA								
VERY LOW INCOME	49550	49550	49550	49550	65350	65350	65350	65350
LOW INCOME	79250	79250	79250	79250	104600	104600	104600	104600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Mecklenburg County, VA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Middlesex County, VA								
VERY LOW INCOME	51100	51100	51100	51100	67500	67500	67500	67500
LOW INCOME	81750	81750	81750	81750	107950	107950	107950	107950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Northampton County, VA								
VERY LOW INCOME	43150	43150	43150	43150	57000	57000	57000	57000
LOW INCOME	69050	69050	69050	69050	91150	91150	91150	91150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Northumberland County, VA								
VERY LOW INCOME	45250	45250	45250	45250	59750	59750	59750	59750
LOW INCOME	72400	72400	72400	72400	95600	95600	95600	95600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nottoway County, VA								
VERY LOW INCOME	43000	43000	43000	43000	56800	56800	56800	56800
LOW INCOME	68800	68800	68800	68800	90850	90850	90850	90850
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Orange County, VA								
VERY LOW INCOME	58250	58250	58250	58250	76900	76900	76900	76900
LOW INCOME	93200	93200	93200	93200	123050	123050	123050	123050
MOD.INC-GUAR.LOAN	134000	134000	134000	134000	176900	176900	176900	176900
Page County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Patrick County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pittsylvania County-Danville city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	FY 2026 ADJUSTED INCOME LIMITS 1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Prince Edward County, VA								
VERY LOW INCOME	41250	41250	41250	41250	54450	54450	54450	54450
LOW INCOME	66000	66000	66000	66000	87150	87150	87150	87150
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richmond County, VA								
VERY LOW INCOME	47200	47200	47200	47200	62350	62350	62350	62350
LOW INCOME	75500	75500	75500	75500	99700	99700	99700	99700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Rockbridge County-Buena Vista city-Lexington city, VA HUD No								
VERY LOW INCOME	42850	42850	42850	42850	56600	56600	56600	56600
LOW INCOME	68550	68550	68550	68550	90500	90500	90500	90500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Russell County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shenandoah County, VA								
VERY LOW INCOME	44250	44250	44250	44250	58450	58450	58450	58450
LOW INCOME	70800	70800	70800	70800	93500	93500	93500	93500
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Smyth County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Southampton County-Franklin city, VA HUD Nonmetro FMR Area								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tazewell County, VA								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Westmoreland County, VA								
VERY LOW INCOME	45150	45150	45150	45150	59600	59600	59600	59600
LOW INCOME	72250	72250	72250	72250	95400	95400	95400	95400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Wise County-Norton city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
	LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wythe County, VA									
	VERY LOW INCOME	42250	42250	42250	42250	55800	55800	55800	55800
	LOW INCOME	67600	67600	67600	67600	89250	89250	89250	89250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Bellingham, WA MSA								
VERY LOW INCOME	59600	59600	59600	59600	78700	78700	78700	78700
LOW INCOME	95350	95350	95350	95350	125850	125850	125850	125850
MOD.INC-GUAR.LOAN	137050	137050	137050	137050	180950	180950	180950	180950
Bremerton-Silverdale-Port Orchard, WA MSA								
VERY LOW INCOME	64800	64800	64800	64800	85550	85550	85550	85550
LOW INCOME	103700	103700	103700	103700	136900	136900	136900	136900
MOD.INC-GUAR.LOAN	149050	149050	149050	149050	196750	196750	196750	196750
Kennewick-Richland, WA MSA								
VERY LOW INCOME	52800	52800	52800	52800	69700	69700	69700	69700
LOW INCOME	84500	84500	84500	84500	111550	111550	111550	111550
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Lewiston, ID-WA MSA								
VERY LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
LOW INCOME	76650	76650	76650	76650	101200	101200	101200	101200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Longview-Kelso, WA MSA								
VERY LOW INCOME	52100	52100	52100	52100	68800	68800	68800	68800
LOW INCOME	83350	83350	83350	83350	110050	110050	110050	110050
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Mount Vernon-Anacortes, WA MSA								
VERY LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
LOW INCOME	96150	96150	96150	96150	126950	126950	126950	126950
MOD.INC-GUAR.LOAN	138200	138200	138200	138200	182450	182450	182450	182450
Olympia-Lacey-Tumwater, WA MSA								
VERY LOW INCOME	61400	61400	61400	61400	81050	81050	81050	81050
LOW INCOME	98250	98250	98250	98250	129700	129700	129700	129700
MOD.INC-GUAR.LOAN	141250	141250	141250	141250	186450	186450	186450	186450
Portland-Vancouver-Hillsboro, OR-WA MSA								
VERY LOW INCOME	64150	64150	64150	64150	84700	84700	84700	84700
LOW INCOME	102650	102650	102650	102650	135500	135500	135500	135500
MOD.INC-GUAR.LOAN	147550	147550	147550	147550	194800	194800	194800	194800
Seattle-Tacoma-Bellevue, WA								
Seattle-Bellevue, WA HUD Metro FMR Area								
VERY LOW INCOME	82200	82200	82200	82200	108550	108550	108550	108550
LOW INCOME	124550	124550	124550	124550	164450	164450	164450	164450
MOD.INC-GUAR.LOAN	179050	179050	179050	179050	236350	236350	236350	236350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Tacoma, WA HUD Metro FMR Area								
VERY LOW INCOME	63650	63650	63650	63650	84050	84050	84050	84050
LOW INCOME	101850	101850	101850	101850	134450	134450	134450	134450
MOD.INC-GUAR.LOAN	146400	146400	146400	146400	193250	193250	193250	193250
Spokane-Spokane Valley, WA								
Spokane, WA HUD Metro FMR Area								
VERY LOW INCOME	55250	55250	55250	55250	72950	72950	72950	72950
LOW INCOME	88400	88400	88400	88400	116700	116700	116700	116700
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Stevens County, WA HUD Metro FMR Area								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Walla Walla, WA MSA								
VERY LOW INCOME	51150	51150	51150	51150	67550	67550	67550	67550
LOW INCOME	81850	81850	81850	81850	108050	108050	108050	108050
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Wenatchee-East Wenatchee, WA MSA								
VERY LOW INCOME	49550	49550	49550	49550	65450	65450	65450	65450
LOW INCOME	79300	79300	79300	79300	104700	104700	104700	104700
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Yakima, WA MSA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Adams County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Clallam County, WA								
VERY LOW INCOME	49450	49450	49450	49450	65300	65300	65300	65300
LOW INCOME	79100	79100	79100	79100	104450	104450	104450	104450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Columbia County, WA								
VERY LOW INCOME	51100	51100	51100	51100	67500	67500	67500	67500
LOW INCOME	81750	81750	81750	81750	107950	107950	107950	107950
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Ferry County, WA									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Garfield County, WA									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Grant County, WA									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Grays Harbor County, WA									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Island County, WA									
	VERY LOW INCOME	55700	55700	55700	55700	73550	73550	73550	73550
	LOW INCOME	89100	89100	89100	89100	117650	117650	117650	117650
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Jefferson County, WA									
	VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
	LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Kittitas County, WA									
	VERY LOW INCOME	53850	53850	53850	53850	71100	71100	71100	71100
	LOW INCOME	86150	86150	86150	86150	113750	113750	113750	113750
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Klickitat County, WA									
	VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
	LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Lewis County, WA									
	VERY LOW INCOME	52100	52100	52100	52100	68800	68800	68800	68800
	LOW INCOME	83350	83350	83350	83350	110050	110050	110050	110050
	MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Lincoln County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Mason County, WA								
VERY LOW INCOME	53800	53800	53800	53800	71050	71050	71050	71050
LOW INCOME	86100	86100	86100	86100	113700	113700	113700	113700
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Okanogan County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Pacific County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Pend Oreille County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
San Juan County, WA								
VERY LOW INCOME	56550	56550	56550	56550	74650	74650	74650	74650
LOW INCOME	90500	90500	90500	90500	119500	119500	119500	119500
MOD.INC-GUAR.LOAN	130100	130100	130100	130100	171750	171750	171750	171750
Wahkiakum County, WA								
VERY LOW INCOME	48500	48500	48500	48500	64050	64050	64050	64050
LOW INCOME	77600	77600	77600	77600	102450	102450	102450	102450
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850
Whitman County, WA								
VERY LOW INCOME	51550	51550	51550	51550	68050	68050	68050	68050
LOW INCOME	82500	82500	82500	82500	108900	108900	108900	108900
MOD.INC-GUAR.LOAN	128650	128650	128650	128650	169850	169850	169850	169850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Beckley, WV								
Fayette County, WV HUD Metro FMR Area								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Raleigh County, WV HUD Metro FMR Area								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charleston, WV								
Boone County, WV HUD Metro FMR Area								
VERY LOW INCOME	39950	39950	39950	39950	52750	52750	52750	52750
LOW INCOME	63900	63900	63900	63900	84350	84350	84350	84350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Charleston, WV HUD Metro FMR Area								
VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hagerstown-Martinsburg, MD-WV								
Martinsburg, WV HUD Metro FMR Area								
VERY LOW INCOME	48200	48200	48200	48200	63650	63650	63650	63650
LOW INCOME	77100	77100	77100	77100	101800	101800	101800	101800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Morgan County, WV HUD Metro FMR Area								
VERY LOW INCOME	45300	45300	45300	45300	59800	59800	59800	59800
LOW INCOME	72450	72450	72450	72450	95650	95650	95650	95650
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Huntington-Ashland, WV-KY-OH								
Huntington-Ashland, WV-KY-OH HUD Metro FMR Area								
VERY LOW INCOME	41650	41650	41650	41650	55000	55000	55000	55000
LOW INCOME	66650	66650	66650	66650	88000	88000	88000	88000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Putnam County, WV HUD Metro FMR Area								
VERY LOW INCOME	53000	53000	53000	53000	70000	70000	70000	70000
LOW INCOME	84800	84800	84800	84800	111950	111950	111950	111950
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
FY 2026 ADJUSTED INCOME LIMITS								
Morgantown, WV MSA								
VERY LOW INCOME	51500	51500	51500	51500	68000	68000	68000	68000
LOW INCOME	82400	82400	82400	82400	108800	108800	108800	108800
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Parkersburg-Vienna, WV MSA								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washington-Arlington-Alexandria, DC-VA-MD-WV Jefferson County, WV HUD Metro FMR Area								
VERY LOW INCOME	64200	64200	64200	64200	84750	84750	84750	84750
LOW INCOME	102700	102700	102700	102700	135600	135600	135600	135600
MOD.INC-GUAR.LOAN	147650	147650	147650	147650	194900	194900	194900	194900
Weirton-Steubenville, WV-OH MSA								
VERY LOW INCOME	43850	43850	43850	43850	57900	57900	57900	57900
LOW INCOME	70150	70150	70150	70150	92600	92600	92600	92600
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wheeling, WV-OH MSA								
VERY LOW INCOME	41050	41050	41050	41050	54200	54200	54200	54200
LOW INCOME	65700	65700	65700	65700	86750	86750	86750	86750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Winchester, VA-WV MSA								
VERY LOW INCOME	56550	56550	56550	56550	74650	74650	74650	74650
LOW INCOME	90500	90500	90500	90500	119500	119500	119500	119500
MOD.INC-GUAR.LOAN	130100	130100	130100	130100	171750	171750	171750	171750
Barbour County, WV								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Braxton County, WV								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Calhoun County, WV								
VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Doddridge County, WV									
	VERY LOW INCOME	42200	42200	42200	42200	55750	55750	55750	55750
	LOW INCOME	67500	67500	67500	67500	89100	89100	89100	89100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Gilmer County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, WV									
	VERY LOW INCOME	42300	42300	42300	42300	55850	55850	55850	55850
	LOW INCOME	67700	67700	67700	67700	89400	89400	89400	89400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Greenbrier County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hardy County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Harrison County, WV									
	VERY LOW INCOME	42600	42600	42600	42600	56250	56250	56250	56250
	LOW INCOME	68150	68150	68150	68150	90000	90000	90000	90000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, WV									
	VERY LOW INCOME	42350	42350	42350	42350	55950	55950	55950	55950
	LOW INCOME	67750	67750	67750	67750	89450	89450	89450	89450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lewis County, WV									
	VERY LOW INCOME	40800	40800	40800	40800	53900	53900	53900	53900
	LOW INCOME	65300	65300	65300	65300	86200	86200	86200	86200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Logan County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marion County, WV									
	VERY LOW INCOME	44850	44850	44850	44850	59250	59250	59250	59250
	LOW INCOME	71750	71750	71750	71750	94750	94750	94750	94750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mason County, WV									
	VERY LOW INCOME	38050	38050	38050	38050	50250	50250	50250	50250
	LOW INCOME	60900	60900	60900	60900	80400	80400	80400	80400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
McDowell County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mercer County, WV									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mineral County, WV									
	VERY LOW INCOME	47450	47450	47450	47450	62650	62650	62650	62650
	LOW INCOME	75900	75900	75900	75900	100200	100200	100200	100200
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mingo County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, WV									
	VERY LOW INCOME	37950	37950	37950	37950	50100	50100	50100	50100
	LOW INCOME	60700	60700	60700	60700	80150	80150	80150	80150
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Nicholas County, WV									
	VERY LOW INCOME	40500	40500	40500	40500	53500	53500	53500	53500
	LOW INCOME	64800	64800	64800	64800	85550	85550	85550	85550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Pendleton County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pleasants County, WV									
	VERY LOW INCOME	41500	41500	41500	41500	54800	54800	54800	54800
	LOW INCOME	66400	66400	66400	66400	87650	87650	87650	87650
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pocahontas County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Randolph County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ritchie County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Roane County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Summers County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Tucker County, WV									
	VERY LOW INCOME	39000	39000	39000	39000	51500	51500	51500	51500
	LOW INCOME	62400	62400	62400	62400	82400	82400	82400	82400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Tyler County, WV									
	VERY LOW INCOME	44300	44300	44300	44300	58450	58450	58450	58450
	LOW INCOME	70900	70900	70900	70900	93600	93600	93600	93600
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Upshur County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Webster County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wetzel County, WV									
	VERY LOW INCOME	39500	39500	39500	39500	52150	52150	52150	52150
	LOW INCOME	63200	63200	63200	63200	83450	83450	83450	83450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wyoming County, WV									
	VERY LOW INCOME	37550	37550	37550	37550	49600	49600	49600	49600
	LOW INCOME	60100	60100	60100	60100	79350	79350	79350	79350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Appleton, WI MSA								
VERY LOW INCOME	55750	55750	55750	55750	73600	73600	73600	73600
LOW INCOME	89200	89200	89200	89200	117750	117750	117750	117750
MOD.INC-GUAR.LOAN	128250	128250	128250	128250	169300	169300	169300	169300
Duluth, MN-WI MSA								
VERY LOW INCOME	50550	50550	50550	50550	66750	66750	66750	66750
LOW INCOME	80900	80900	80900	80900	106800	106800	106800	106800
MOD.INC-GUAR.LOAN	124800	124800	124800	124800	164750	164750	164750	164750
Eau Claire, WI MSA								
VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fond du Lac, WI MSA								
VERY LOW INCOME	52900	52900	52900	52900	69850	69850	69850	69850
LOW INCOME	84650	84650	84650	84650	111750	111750	111750	111750
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Green Bay, WI								
Green Bay, WI HUD Metro FMR Area								
VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
MOD.INC-GUAR.LOAN	123050	123050	123050	123050	162450	162450	162450	162450
Oconto County, WI HUD Metro FMR Area								
VERY LOW INCOME	49750	49750	49750	49750	65700	65700	65700	65700
LOW INCOME	79600	79600	79600	79600	105100	105100	105100	105100
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Janesville-Beloit, WI MSA								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Kenosha, WI MSA								
VERY LOW INCOME	58650	58650	58650	58650	77450	77450	77450	77450
LOW INCOME	93850	93850	93850	93850	123900	123900	123900	123900
MOD.INC-GUAR.LOAN	134900	134900	134900	134900	178100	178100	178100	178100
La Crosse-Onalaska, WI-MN								
La Crosse-Onalaska, WI-MN HUD Metro FMR Area								
VERY LOW INCOME	53700	53700	53700	53700	70900	70900	70900	70900
LOW INCOME	85900	85900	85900	85900	113400	113400	113400	113400
MOD.INC-GUAR.LOAN	123500	123500	123500	123500	163050	163050	163050	163050

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Vernon County, WI HUD Metro FMR Area								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Madison, WI								
Columbia County, WI HUD Metro FMR Area								
VERY LOW INCOME	53650	53650	53650	53650	70850	70850	70850	70850
LOW INCOME	85850	85850	85850	85850	113350	113350	113350	113350
MOD.INC-GUAR.LOAN	123400	123400	123400	123400	162900	162900	162900	162900
Green County, WI HUD Metro FMR Area								
VERY LOW INCOME	55000	55000	55000	55000	72600	72600	72600	72600
LOW INCOME	88000	88000	88000	88000	116200	116200	116200	116200
MOD.INC-GUAR.LOAN	126500	126500	126500	126500	167000	167000	167000	167000
Iowa County, WI HUD Metro FMR Area								
VERY LOW INCOME	56700	56700	56700	56700	74850	74850	74850	74850
LOW INCOME	90700	90700	90700	90700	119750	119750	119750	119750
MOD.INC-GUAR.LOAN	130400	130400	130400	130400	172150	172150	172150	172150
Madison, WI HUD Metro FMR Area								
VERY LOW INCOME	67650	67650	67650	67650	89300	89300	89300	89300
LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Milwaukee-Waukesha, WI MSA								
VERY LOW INCOME	55350	55350	55350	55350	73100	73100	73100	73100
LOW INCOME	88550	88550	88550	88550	116900	116900	116900	116900
MOD.INC-GUAR.LOAN	127300	127300	127300	127300	168050	168050	168050	168050
Minneapolis-St. Paul-Bloomington, MN-WI								
Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area								
VERY LOW INCOME	66200	66200	66200	66200	87400	87400	87400	87400
LOW INCOME	105900	105900	105900	105900	139800	139800	139800	139800
MOD.INC-GUAR.LOAN	152250	152250	152250	152250	201000	201000	201000	201000
Oshkosh-Neenah, WI MSA								
VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
LOW INCOME	82900	82900	82900	82900	109450	109450	109450	109450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Racine-Mount Pleasant, WI MSA	FY 2026 ADJUSTED INCOME LIMITS							
VERY LOW INCOME	52150	52150	52150	52150	68850	68850	68850	68850
LOW INCOME	83450	83450	83450	83450	110200	110200	110200	110200
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sheboygan, WI MSA								
VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wausau, WI MSA								
VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
LOW INCOME	82900	82900	82900	82900	109450	109450	109450	109450
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adams County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ashland County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Barron County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Bayfield County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Buffalo County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Burnett County, WI								
VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Clark County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crawford County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dodge County, WI									
	VERY LOW INCOME	50850	50850	50850	50850	67150	67150	67150	67150
	LOW INCOME	81350	81350	81350	81350	107400	107400	107400	107400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Door County, WI									
	VERY LOW INCOME	52400	52400	52400	52400	69200	69200	69200	69200
	LOW INCOME	83850	83850	83850	83850	110700	110700	110700	110700
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Dunn County, WI									
	VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
	LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Florence County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Forest County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Grant County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Green Lake County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Iron County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jackson County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Jefferson County, WI									
	VERY LOW INCOME	55850	55850	55850	55850	73750	73750	73750	73750
	LOW INCOME	89350	89350	89350	89350	117950	117950	117950	117950
	MOD.INC-GUAR.LOAN	128450	128450	128450	128450	169600	169600	169600	169600
Juneau County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lafayette County, WI									
	VERY LOW INCOME	48400	48400	48400	48400	63900	63900	63900	63900
	LOW INCOME	77450	77450	77450	77450	102250	102250	102250	102250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Langlade County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Manitowoc County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Marinette County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Marquette County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Menominee County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Monroe County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Oneida County, WI									
	VERY LOW INCOME	48150	48150	48150	48150	63600	63600	63600	63600
	LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Pepin County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Polk County, WI									
	VERY LOW INCOME	48900	48900	48900	48900	64550	64550	64550	64550
	LOW INCOME	78250	78250	78250	78250	103300	103300	103300	103300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Portage County, WI									
	VERY LOW INCOME	53150	53150	53150	53150	70200	70200	70200	70200
	LOW INCOME	85050	85050	85050	85050	112300	112300	112300	112300
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Price County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Richland County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Rusk County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sauk County, WI									
	VERY LOW INCOME	51550	51550	51550	51550	68050	68050	68050	68050
	LOW INCOME	82500	82500	82500	82500	108900	108900	108900	108900
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sawyer County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Shawano County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Taylor County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Trempealeau County, WI									
	VERY LOW INCOME	50350	50350	50350	50350	66500	66500	66500	66500
	LOW INCOME	80550	80550	80550	80550	106350	106350	106350	106350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Vilas County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Walworth County, WI									
	VERY LOW INCOME	59450	59450	59450	59450	78500	78500	78500	78500
	LOW INCOME	95100	95100	95100	95100	125550	125550	125550	125550
	MOD.INC-GUAR.LOAN	136700	136700	136700	136700	180450	180450	180450	180450
Washburn County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Waupaca County, WI									
	VERY LOW INCOME	48150	48150	48150	48150	63600	63600	63600	63600
	LOW INCOME	77050	77050	77050	77050	101750	101750	101750	101750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Waushara County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Wood County, WI									
	VERY LOW INCOME	48000	48000	48000	48000	63400	63400	63400	63400
	LOW INCOME	76800	76800	76800	76800	101400	101400	101400	101400
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Casper, WY MSA									
	VERY LOW INCOME	49750	49750	49750	49750	65700	65700	65700	65700
	LOW INCOME	79600	79600	79600	79600	105100	105100	105100	105100
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Cheyenne, WY MSA									
	VERY LOW INCOME	52200	52200	52200	52200	68950	68950	68950	68950
	LOW INCOME	83500	83500	83500	83500	110250	110250	110250	110250
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Albany County, WY									
	VERY LOW INCOME	53500	53500	53500	53500	70650	70650	70650	70650
	LOW INCOME	85600	85600	85600	85600	113000	113000	113000	113000
	MOD.INC-GUAR.LOAN	123050	123050	123050	123050	162450	162450	162450	162450
Big Horn County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Campbell County, WY									
	VERY LOW INCOME	56400	56400	56400	56400	74450	74450	74450	74450
	LOW INCOME	90250	90250	90250	90250	119150	119150	119150	119150
	MOD.INC-GUAR.LOAN	129750	129750	129750	129750	171300	171300	171300	171300
Carbon County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Converse County, WY									
	VERY LOW INCOME	51600	51600	51600	51600	68150	68150	68150	68150
	LOW INCOME	82550	82550	82550	82550	109000	109000	109000	109000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Crook County, WY									
	VERY LOW INCOME	52750	52750	52750	52750	69650	69650	69650	69650
	LOW INCOME	84400	84400	84400	84400	111450	111450	111450	111450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fremont County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Goshen County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Hot Springs County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Johnson County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lincoln County, WY									
	VERY LOW INCOME	57750	57750	57750	57750	76250	76250	76250	76250
	LOW INCOME	92400	92400	92400	92400	122000	122000	122000	122000
	MOD.INC-GUAR.LOAN	132850	132850	132850	132850	175400	175400	175400	175400
Niobrara County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Park County, WY									
	VERY LOW INCOME	50200	50200	50200	50200	66300	66300	66300	66300
	LOW INCOME	80300	80300	80300	80300	106000	106000	106000	106000
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Platte County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Sheridan County, WY									
	VERY LOW INCOME	54000	54000	54000	54000	71300	71300	71300	71300
	LOW INCOME	86400	86400	86400	86400	114050	114050	114050	114050
	MOD.INC-GUAR.LOAN	124200	124200	124200	124200	163950	163950	163950	163950
Sublette County, WY									
	VERY LOW INCOME	58400	58400	58400	58400	77100	77100	77100	77100
	LOW INCOME	93450	93450	93450	93450	123400	123400	123400	123400
	MOD.INC-GUAR.LOAN	134350	134350	134350	134350	177350	177350	177350	177350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		FY 2026 ADJUSTED INCOME LIMITS							
Sweetwater County, WY									
	VERY LOW INCOME	53750	53750	53750	53750	70950	70950	70950	70950
	LOW INCOME	86000	86000	86000	86000	113550	113550	113550	113550
	MOD.INC-GUAR.LOAN	123650	123650	123650	123650	163250	163250	163250	163250
Teton County, WY									
	VERY LOW INCOME	74250	74250	74250	74250	98050	98050	98050	98050
	LOW INCOME	106800	106800	106800	106800	141000	141000	141000	141000
	MOD.INC-GUAR.LOAN	153550	153550	153550	153550	202700	202700	202700	202700
Uinta County, WY									
	VERY LOW INCOME	51800	51800	51800	51800	68400	68400	68400	68400
	LOW INCOME	82900	82900	82900	82900	109450	109450	109450	109450
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Washakie County, WY									
	VERY LOW INCOME	49700	49700	49700	49700	65650	65650	65650	65650
	LOW INCOME	79500	79500	79500	79500	104950	104950	104950	104950
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Weston County, WY									
	VERY LOW INCOME	52450	52450	52450	52450	69250	69250	69250	69250
	LOW INCOME	83900	83900	83900	83900	110750	110750	110750	110750
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:AMERICAN SAMOA ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
American Samoa									
	VERY LOW INCOME	31500	31500	31500	31500	41600	41600	41600	41600
	LOW INCOME	50400	50400	50400	50400	66550	66550	66550	66550
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GUAM

---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Guam								
VERY LOW INCOME	48450	48450	48450	48450	64000	64000	64000	64000
LOW INCOME	77500	77500	77500	77500	102300	102300	102300	102300
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTHERN MARIANA ISL ---------- FY 2026 A D J U S T E D I N C O M E L I M I T S ----------

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Northern Mariana Islands								
VERY LOW INCOME	31500	31500	31500	31500	41600	41600	41600	41600
LOW INCOME	50400	50400	50400	50400	66550	66550	66550	66550
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PUERTO RICO — FY 2026 ADJUSTED INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Aguadilla, PR MSA								
VERY LOW INCOME	16800	16800	16800	16800	22200	22200	22200	22200
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Arecibo, PR MSA								
VERY LOW INCOME	17050	17050	17050	17050	22550	22550	22550	22550
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Guayama, PR MSA								
VERY LOW INCOME	16400	16400	16400	16400	21650	21650	21650	21650
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Mayagüez, PR								
Mayagüez, PR HUD Metro FMR Area								
VERY LOW INCOME	16700	16700	16700	16700	22050	22050	22050	22050
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Germán, PR HUD Metro FMR Area								
VERY LOW INCOME	16600	16600	16600	16600	21950	21950	21950	21950
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Ponce, PR								
Ponce, PR HUD Metro FMR Area								
VERY LOW INCOME	17050	17050	17050	17050	22500	22500	22500	22500
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Yauco, PR HUD Metro FMR Area								
VERY LOW INCOME	15900	15900	15900	15900	21000	21000	21000	21000
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Juan-Bayamón-Caguas, PR								
Barranquitas-Aibonito, PR HUD Metro FMR Area								
VERY LOW INCOME	15200	15200	15200	15200	20100	20100	20100	20100
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PUERTO RICO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	FY 2026 ADJUSTED INCOME LIMITS							
Caguas, PR HUD Metro FMR Area								
VERY LOW INCOME	19450	19450	19450	19450	25700	25700	25700	25700
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Fajardo, PR HUD Metro FMR Area								
VERY LOW INCOME	17500	17500	17500	17500	23100	23100	23100	23100
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
San Juan-Guaynabo, PR HUD Metro FMR Area								
VERY LOW INCOME	20700	20700	20700	20700	27350	27350	27350	27350
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Adjuntas Municipio, PR Exception Area								
VERY LOW INCOME	17050	17050	17050	17050	22500	22500	22500	22500
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Puerto Rico HUD Nonmetro Area								
VERY LOW INCOME	15050	15050	15050	15050	19900	19900	19900	19900
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Lares-Utuado, PR Exception Area								
VERY LOW INCOME	15150	15150	15150	15150	20000	20000	20000	20000
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
Las Marías Municipio, PR Exception Area								
VERY LOW INCOME	15900	15900	15900	15900	21000	21000	21000	21000
LOW INCOME	43700	43700	43700	43700	57700	57700	57700	57700
MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGIN ISLANDS

	PROGRAM	FY 2026 ADJUSTED INCOME LIMITS							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
St. Croix Island, VI									
	VERY LOW INCOME	40400	40400	40400	40400	53350	53350	53350	53350
	LOW INCOME	64650	64650	64650	64650	85350	85350	85350	85350
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100
St. John Island, VI									
	VERY LOW INCOME	62950	62950	62950	62950	83100	83100	83100	83100
	LOW INCOME	100700	100700	100700	100700	132950	132950	132950	132950
	MOD.INC-GUAR.LOAN	144750	144750	144750	144750	191100	191100	191100	191100
St. Thomas Island, VI									
	VERY LOW INCOME	46400	46400	46400	46400	61250	61250	61250	61250
	LOW INCOME	74250	74250	74250	74250	98050	98050	98050	98050
	MOD.INC-GUAR.LOAN	122800	122800	122800	122800	162100	162100	162100	162100

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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