

HUD income limits for FY 2026 and the associated maximum rental prices:

FY 2026 Income Limit	Persons in Household							
	1	2	3	4	5	6	7	8
Middle Income (160%)	\$160,600	\$183,400	\$206,400	\$229,300	\$247,700	\$266,000	\$284,400	\$302,700
Mil Monthly Rent	\$4,015	\$4,585	\$5,160	\$5,733	\$6,193	\$6,650	\$7,110	\$7,568
Moderate Income (120%)	\$120,450	\$137,550	\$154,800	\$171,975	\$185,775	\$199,500	\$213,300	\$227,025
Mol Monthly Rent	\$3,011	\$3,439	\$3,870	\$4,299	\$4,644	\$4,988	\$5,333	\$5,676
Median Income (100%)	\$100,375	\$114,625	\$129,000	\$143,313	\$154,813	\$166,250	\$177,750	\$189,188
MI Monthly Rent	\$2,509	\$2,866	\$3,225	\$3,583	\$3,870	\$4,156	\$4,444	\$4,730
Low Income (80%)	\$80,300	\$91,700	\$103,200	\$114,650	\$123,850	\$133,000	\$142,200	\$151,350
LI Monthly Rent	\$2,008	\$2,293	\$2,580	\$2,866	\$3,096	\$3,325	\$3,555	\$3,784
Very Low Income (50%)	\$50,200	\$57,300	\$64,500	\$71,650	\$77,350	\$83,100	\$88,850	\$94,600
VLI Monthly Rent	\$1,255	\$1,433	\$1,613	\$1,791	\$1,934	\$2,078	\$2,221	\$2,365
Ext. Low Income (30%)	\$30,100	\$34,400	\$38,700	\$43,000	\$46,450	\$49,900	\$53,350	\$56,800
ELI Monthly Rent	\$753	\$860	\$968	\$1,075	\$1,161	\$1,248	\$1,334	\$1,420

Requirements for affordable units:

- Must contain less than or equal to 1,800 square feet of habitable space.
- Must meet all applicable requirements of the United States Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building materials, when not in conflict with applicable laws of City.
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg/4910.1
- Must be deed restricted in perpetuity or as allowed by law for a minimum 50-year.
- For affordable units that are part of mixed income development the following additional standards apply:
 - Must be visually indistinguishable from the market rate units in the development in terms of overall design, execution, and use of materials.
 - Affordable units may be smaller than the market rate units but shall be proportionally comparable in bedroom count to the market rate units in the development.
 - Affordable units must not be clustered, and shall be interspersed within the upland portion of the development.

Maximum sale price of affordable housing:

- HUD median income for Monroe County for the year 2026: **\$129,600**
- Maximum sale price for 2026: **\$622,080**
 - Calculated as follows (Median Income x 1.6) x 3
- Owner occupied income verification is required prior to sales closing and occupancy of dwelling unit. The Affordable Housing Application must be completed in full.