



Housing Program Income Limits*

Housing Department | Effective June 1, 2025

Below are the current income limits that are used by the Housing Department and other agencies to determine eligibility for housing assistance programs.

Maximum for:
• CHA Housing Choice Voucher (Section 8 program)

Maximum for:
• FTHB Downpayment Assistance
• Most private & non-profit affordable housing

• CHA Elderly & Family Housing Programs
• Home Improvement Program

Maximum for:
• Home Improvement Program (for NRSAs) ***

Household Size	City 50% of Median	HUD 50% AMI	HUD 60% of Median	HUD 80% AMI	HUD 100% of Median	120% of Median
1 person	\$56,300	\$57,900	\$69,480	\$92,650	\$112,600	\$135,160
2 persons	\$64,350	\$66,200	\$79,440	\$105,850	\$128,700	\$154,460
3 persons	\$72,400	\$74,450	\$89,340	\$119,100	\$144,800	\$173,770
4 persons	\$80,450	\$82,700	\$99,240	\$132,300	\$160,900	\$193,080
5 persons	\$86,900	\$89,350	\$107,220	\$142,900	\$173,800	\$208,530
6 persons	\$93,300	\$95,950	\$115,140	\$153,500	\$186,600	\$223,970
7 persons	\$99,750	\$102,550	\$123,060	\$164,100	\$199,500	\$239,420
8 persons	\$106,200	\$109,200	\$131,040	\$174,650	\$212,400	\$254,870
<div> <div>Inclusionary Housing Rental Program**</div> <div>Homeownership Resale Pool</div> <div>HomeBridge</div> <div>Middle-Income Rental Program</div> </div>						

* Income limits are based on the FY25HUD figures issued for the Boston-Cambridge-Quincy, MA-NH Metro FMR Area. The 30%, 50%, 60% and HUD 80% are supplied by HUD. City percents are extrapolated from the 100% figure. All income limits are subject to change.

** Inclusionary Housing Rental Program income guidelines are waived for households with Section 8 mobile rental vouchers.

*** NRSA is a **Neighborhood Revitalization Strategy Area**. These are designated areas where regular HUD income limits can be increased. [Click here](#) to view a map of Cambridge NRSAs.