



Housing Program Income Limits*

Housing Department | Effective May 1, 2026

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:
 • CHA Elderly & Family Housing Programs
 • Home Improvement Program

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

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

Household Size	City 50% of Median	HUD 50% AMI	HUD 60% of Median	HUD 80% AMI**	HUD 80% AMI	HUD 100% of Median	120% Median (NRS)**	120% of Median
1 person	\$57,600	\$60,000	\$72,000	\$92,650	\$96,000	\$115,200	\$135,160	\$138,260
2 persons	\$65,850	\$68,600	\$82,320	\$105,850	\$109,700	\$131,700	\$154,460	\$158,020
3 persons	\$74,050	\$77,150	\$92,580	\$119,100	\$123,400	\$148,100	\$173,770	\$177,770
4 persons	\$82,300	\$85,700	\$102,840	\$132,300	\$137,100	\$164,600	\$193,080	\$197,520
5 persons	\$88,900	\$92,600	\$111,120	\$142,900	\$148,100	\$177,800	\$208,530	\$213,320
6 persons	\$95,450	\$99,450	\$119,340	\$153,500	\$159,050	\$190,900	\$223,970	\$229,120
7 persons	\$102,050	\$106,300	\$127,560	\$164,100	\$170,050	\$204,100	\$239,420	\$244,920
8 persons	\$108,650	\$113,150	\$135,780	\$174,650	\$181,000	\$217,300	\$254,870	\$260,730

Inclusionary Housing Rental Program***

Homeownership Resale Pool

HomeBridge

Middle-Income Rental Program

* Income limits are based on the FY26HUD figures issued for the Boston-Cambridge-Quincy, MA-NH Metro FMR Area. The 30%, 50%, and HUD 80% are supplied by HUD. City percents are extrapolated from the 100% figure. All income limits are subject to change.

** FY2025 HUD Guidelines in place for CDBG-funded programs.

*** 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.