City of Austin Housing & Austin Housing Finance Corporation
2026 HUD Income Limits and Rent Rates
Austin-Round Rock TX MSA
Income Limits - Effective date 6/01/2026
Rent Limits - Effective date 06/01/2026 (FMR Effective 10/01/2026)

AUSTIN HOUSING FINANCE CORPORATION

FY 2026 Median Income:
$ 134,400

HOME Program Income Limits

Income Limit	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20%	$ 18,800	$ 21,500	$ 24,200	$ 26,900	$ 29,050	$ 31,200	$ 33,350	$ 35,500
*** 30%**	$ 28,250	$ 32,250	$ 36,300	$ 40,300	$ 43,550	$ 46,750	$ 50,000	$ 53,200
40%	$ 37,650	$ 43,000	$ 48,400	$ 53,750	$ 58,050	$ 62,350	$ 66,650	$ 70,950
*** 50%**	$ 47,050	$ 53,800	$ 60,500	$ 67,200	$ 72,600	$ 78,000	$ 83,350	$ 88,750
*** 60%**	$ 56,460	$ 64,560	$ 72,600	$ 80,640	$ 87,120	$ 93,600	$ 100,020	$ 106,500
65%	$ 61,150	$ 69,900	$ 78,600	$ 87,350	$ 94,350	$ 101,350	$ 108,350	$ 115,300
70%	$ 65,850	$ 75,250	$ 84,650	$ 94,100	$ 101,600	$ 109,150	$ 116,650	$ 124,200
*** 80%**	$ 74,800	$ 85,450	$ 96,150	$ 106,800	$ 115,350	$ 123,900	$ 132,450	$ 141,000
100%	$ 94,100	$ 107,500	$ 120,950	$ 134,400	$ 145,150	$ 155,900	$ 166,650	$ 177,400
120%	$ 112,900	$ 129,000	$ 145,150	$ 161,300	$ 174,200	$ 187,100	$ 200,000	$ 212,900
140%	$ 131,700	$ 150,550	$ 169,350	$ 188,150	$ 203,200	$ 218,250	$ 233,300	$ 248,350

*** Income provided by HUD.**
Other income limits calculated by Housing based on the formula used by HUD.
HUD rounds to the nearest $50 dollars with the exception of 60% MFI.
MFI Chart was expanded to include other percentages used by Housing.

HOME Program Rent Limits

	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
****30% Rent Limit**	$ 706	$ 756	$ 907	$ 1,048	$ 1,168	$ 1,290	$ 1,330
****40% Rent Limit**	$ 941	$ 1,008	$ 1,210	$ 1,398	$ 1,560	$ 1,721	$ 1,882
*** 50% Rent Limit**	$ 1,176	$ 1,260	$ 1,512	$ 1,747	$ 1,950	$ 2,151	$ 2,352
60% Rent Limit	$ 1,411	$ 1,614	$ 1,815	$ 2,016	$ 2,178	$ 2,340	$ 2,500
*** 65% Rent Limit**	$ 1,509	$ 1,618	$ 1,944	$ 2,237	$ 2,476	$ 2,714	$ 2,951
80% Rent Limit	$ 1,870	$ 2,136	$ 2,403	$ 2,670	$ 2,883	$ 3,097	$ 3,311
100% Rent Limit	$ 2,352	$ 2,687	$ 3,023	$ 3,360	$ 3,628	$ 3,897	$ 4,166
120% Rent Limit	$ 2,822	$ 3,225	$ 3,628	$ 4,032	$ 4,355	$ 4,677	$ 5,000
*** LOW HOME Rent Limit**	$ 1,176	$ 1,260	$ 1,512	$ 1,747	$ 1,950	$ 2,151	$ 2,352
*** HIGH HOME Rent Limit**	$ 1,474	$ 1,562	$ 1,852	$ 2,237	$ 2,476	$ 2,714	$ 2,951
For Information Only (Below)							
*** FAIR MARKET RENT**	$ 1,447	$ 1,530	$ 1,817	$ 2,292	$ 2,689	$ 3,092	$ 3,496

*** Rents provided by HUD.**
**** Rents provided by TDHCA.**
Other rent limits calculated by Housing.