Median Annual Income Table

2026 INCOME LEVELS

Family Size	1	2	3	4	5	6	7	8
MRB								
120% Median	$94,440	$108,000	$121,440	$134,880	$145,680	$156,480	$167,280	$178,080
115% Median	$90,505	$103,500	$116,380	$129,260	$139,610	$149,960	$160,310	$170,660
110% Median	$86,570	$99,000	$111,320	$123,640	$133,540	$143,440	$153,340	$163,240
105% Median	$82,635	$94,500	$106,260	$118,020	$127,470	$136,920	$146,370	$155,820
100% Median	$78,700	$90,000	$101,200	$112,400	$121,400	$130,400	$139,400	$148,400
95% Median	$74,765	$85,500	$96,140	$106,780	$115,330	$123,880	$132,430	$140,980
90% Median	$70,830	$81,000	$91,080	$101,160	$109,260	$117,360	$125,460	$133,560
85% Median	$66,895	$76,500	$86,020	$95,540	$103,190	$110,840	$118,490	$126,140
80% Median	$62,950	$71,950	$80,950	$89,900	$97,100	$104,300	$111,500	$118,700
75% Median	$59,025	$67,500	$75,900	$84,300	$91,050	$97,800	$104,550	$111,300
70% Median	$55,090	$63,000	$70,840	$78,680	$84,980	$91,280	$97,580	$103,880
65% Median	$51,155	$58,500	$65,780	$73,060	$78,910	$84,760	$90,610	$96,460
60% Median	$47,220	$54,000	$60,720	$67,440	$72,840	$78,240	$83,640	$89,040
55% Median	$43,285	$49,500	$55,660	$61,820	$66,770	$71,720	$76,670	$81,620
50% Median	$39,350	$45,000	$50,600	$56,200	$60,700	$65,200	$69,700	$74,200
45% Median	$35,415	$40,500	$45,540	$50,580	$54,630	$58,680	$62,730	$66,780
40% Median	$31,480	$36,000	$40,480	$44,960	$48,560	$52,160	$55,760	$59,360
35% Median	$27,545	$31,500	$35,420	$39,340	$42,490	$45,640	$48,790	$51,940
30% Median	$23,600	$27,000	$30,350	$33,700	$36,400	$39,100	$41,800	$44,500
25% Median	$19,675	$22,500	$25,300	$28,100	$30,350	$32,600	$34,850	$37,100
20% Median	$15,740	$18,000	$20,240	$22,480	$24,280	$26,080	$27,880	$29,680

Effective June 1, 2026, U.S. Department of Housing and Urban Development (HUD)

Monthly Rent = 30% of income adjusted for family size

Family Size	1	2	3	4	5	6	7	8
120% Median	$2,361	$2,700	$3,036	$3,372	$3,642	$3,912	$4,182	$4,452
115% Median	$2,263	$2,588	$2,910	$3,232	$3,490	$3,749	$4,008	$4,267
110% Median	$2,164	$2,475	$2,783	$3,091	$3,339	$3,586	$3,834	$4,081
105% Median	$2,066	$2,363	$2,657	$2,951	$3,187	$3,423	$3,659	$3,896
100% Median	$1,968	$2,250	$2,530	$2,810	$3,035	$3,260	$3,485	$3,710
95% Median	$1,869	$2,138	$2,404	$2,670	$2,883	$3,097	$3,311	$3,525
90% Median	$1,771	$2,025	$2,277	$2,529	$2,732	$2,934	$3,137	$3,339
85% Median	$1,672	$1,913	$2,151	$2,389	$2,580	$2,771	$2,962	$3,154
80% Median	$1,574	$1,799	$2,024	$2,248	$2,428	$2,608	$2,788	$2,968
75% Median	$1,476	$1,688	$1,898	$2,108	$2,276	$2,445	$2,614	$2,783
70% Median	$1,377	$1,575	$1,771	$1,967	$2,125	$2,282	$2,440	$2,597
65% Median	$1,279	$1,463	$1,645	$1,827	$1,973	$2,119	$2,265	$2,412
60% Median	$1,181	$1,350	$1,518	$1,686	$1,821	$1,956	$2,091	$2,226
55% Median	$1,082	$1,238	$1,392	$1,546	$1,669	$1,793	$1,917	$2,041
50% Median	$984	$1,125	$1,265	$1,405	$1,518	$1,630	$1,743	$1,855
45% Median	$885	$1,013	$1,139	$1,265	$1,366	$1,467	$1,568	$1,670
40% Median	$787	$900	$1,012	$1,124	$1,214	$1,304	$1,394	$1,484
35% Median	$689	$788	$886	$984	$1,062	$1,141	$1,220	$1,299
30% Median	$590	$675	$759	$843	$910	$978	$1,045	$1,113
25% Median	$492	$563	$633	$703	$759	$815	$871	$928
20% Median	$394	$450	$506	$562	$607	$652	$697	$742

Effective June 1, 2026, U.S. Department of Housing and Urban Development (HUD)