FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	$166,100	Very Low (50%) Income Limits ($)	58,150	66,450	74,750	**83,050**	89,700	96,350	103,000	109,650
		Extremely Low Income Limits ($)*	34,900	39,900	44,900	**49,850**	53,850	57,850	61,850	65,850
		Low (80%) Income Limits ($)	74,800	85,450	96,150	**106,800**	115,350	123,900	132,450	141,000

NOTE: District of Columbia is part of the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area**, so all information presented here applies to all of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.**

The **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area** contains the following areas: District of Columbia, DC; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Alexandria city, VA; Arlington County, VA; Clarke County, VA; Fairfax city, VA; Fairfax County, VA; Falls Church city, VA; Fauquier County, VA; Fredericksburg city, VA; Loudoun County, VA; Manassas city, VA; Manassas Park city, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2025 Median Family Income and Income Limits for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area