

2026 AREA MEDIAN INCOME



The Area Median Income (AMI) is generated by the U.S. Department of Housing and Urban Development (HUD) to determine the eligibility of applicants for certain federal housing programs. Median income is the midpoint of local incomes, where half of households fall below the median and half above. HUD calculates AMI on an annual basis for each metropolitan area and non-metropolitan county, making adjustments for household size.

Below is a table outlining Houston's current AMI income limits for 80% and 120% of AMI.

2026 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*

Household Size	80% Area Median Income (AMI)	120% Area Median Income (AMI)
1-person	\$58,250	\$87,350
2-person	\$66,600	\$99,850
3-person	\$74,900	\$112,300
4-person	\$83,200	\$124,800
5-person	\$89,900	\$134,800
6-person	\$96,550	\$144,750
7-person	\$103,200	\$154,750
8-person	\$109,850	\$164,750

*Effective as of June 1, 2026. Household income limits are subject to annual changes.