



**City of Austin, Housing Department & Austin Housing Finance Corporation**  
**2025 HUD Income Limits and Rent Rates**  
**Austin-Round Rock TX MSA**  
**Income Limits - Effective date 6/01/2025**  
**Rent Limits - Effective date 06/01/2025 (FMR Effective October 1, 2024)**



**FY 2025 Median Income:**

**\$133,800**

**HOME Program Income Limits**

Income Limit	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20%	\$ 18,750	\$ 21,400	\$ 24,100	\$ 26,750	\$ 28,900	\$ 31,050	\$ 33,200	\$ 35,300
* 30%	\$ 28,150	\$ 32,150	\$ 36,150	\$ 40,150	\$ 43,400	\$ 46,600	\$ 49,800	\$ 53,000
40%	\$ 37,450	\$ 42,800	\$ 48,150	\$ 53,500	\$ 57,800	\$ 62,100	\$ 66,350	\$ 70,650
* 50%	\$ 46,850	\$ 53,550	\$ 60,250	\$ 66,900	\$ 72,300	\$ 77,650	\$ 83,000	\$ 88,350
* 60%	\$ 56,220	\$ 64,260	\$ 72,300	\$ 80,280	\$ 86,760	\$ 93,180	\$ 99,600	\$ 106,020
65%	\$ 60,900	\$ 69,600	\$ 78,250	\$ 86,950	\$ 93,950	\$ 100,900	\$ 107,850	\$ 114,800
70%	\$ 65,550	\$ 74,950	\$ 84,300	\$ 93,650	\$ 101,150	\$ 108,650	\$ 116,150	\$ 123,650
* 80%	\$ 72,950	\$ 83,400	\$ 93,800	\$ 104,200	\$ 112,550	\$ 120,900	\$ 129,250	\$ 137,550
100%	\$ 93,650	\$ 107,050	\$ 120,400	\$ 133,800	\$ 144,500	\$ 155,200	\$ 165,900	\$ 176,600
120%	\$ 112,400	\$ 128,450	\$ 144,500	\$ 160,550	\$ 173,400	\$ 186,250	\$ 199,100	\$ 211,950
140%	\$ 131,100	\$ 149,850	\$ 168,600	\$ 187,300	\$ 202,300	\$ 217,300	\$ 232,300	\$ 247,250

\* 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	\$ 703	\$ 753	\$ 903	\$ 1,044	\$ 1,165	\$ 1,285	\$ 1,325
**40% Rent Limit	\$ 937	\$ 1,004	\$ 1,205	\$ 1,392	\$ 1,553	\$ 1,713	\$ 1,873
* 50% Rent Limit	\$ 1,171	\$ 1,255	\$ 1,506	\$ 1,740	\$ 1,941	\$ 2,141	\$ 2,341
60% Rent Limit	\$ 1,405	\$ 1,606	\$ 1,807	\$ 2,007	\$ 2,169	\$ 2,329	\$ 2,490
* 65% Rent Limit	\$ 1,503	\$ 1,611	\$ 1,936	\$ 2,227	\$ 2,465	\$ 2,701	\$ 2,937
80% Rent Limit	\$ 1,823	\$ 2,085	\$ 2,345	\$ 2,605	\$ 2,813	\$ 3,022	\$ 3,231
100% Rent Limit	\$ 2,341	\$ 2,676	\$ 3,010	\$ 3,345	\$ 3,612	\$ 3,880	\$ 4,147
120% Rent Limit	\$ 2,810	\$ 3,211	\$ 3,612	\$ 4,013	\$ 4,335	\$ 4,656	\$ 4,977
* LOW HOME Rent Limit	\$ 1,171	\$ 1,255	\$ 1,506	\$ 1,740	\$ 1,941	\$ 2,141	\$ 2,341
* HIGH HOME Rent Limit	\$ 1,503	\$ 1,611	\$ 1,936	\$ 2,227	\$ 2,465	\$ 2,701	\$ 2,937
For Information Only (Below)							
* FAIR MARKET RENT	\$ 1,549	\$ 1,650	\$ 1,949	\$ 2,484	\$ 2,882	\$ 3,314	\$ 3,747

\* Rents provided by HUD.

\*\* Rents provided by TDHCA.

Other rent limits calculated by Housing.