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
Providence-Fall River, RI-MA HUD Metro FMR Area	$112,100	Very Low (50%) Income Limits ($)	$39,250	$44,850	$50,450	**$56,050**	$60,550	$65,050	$69,550	$74,000
		Extremely Low Income Limits ($)*	$23,600	$26,950	$30,300	**$33,650**	$38,680	$44,360	$50,040	$55,720
		Low (80%) Income Limits ($)	$62,800	$71,800	$80,750	**$89,700**	$96,900	$104,100	$111,250	$118,450

NOTE: 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 **Providence-Fall River, RI-MA HUD Metro FMR Area.**

The **Providence-Fall River, RI-MA HUD Metro FMR Area** contains the following areas: Attleboro city, MA; Fall River city, MA; North Attleborough Town ci, MA; Rehoboth town, MA; Seekonk town, MA; Somerset town, MA; Swansea town, MA; Westport town, MA; Barrington town, RI; Bristol town, RI; Warren town, RI; Coventry town, RI; East Greenwich town, RI; Warwick city, RI; West Greenwich town, RI; West Warwick town, RI; Jamestown town, RI; Little Compton town, RI; Tiverton town, RI; Burrillville town, RI; Central Falls city, RI; Cranston city, RI; Cumberland town, RI; East Providence city, RI; Foster town, RI; Glocester town, RI; Johnston town, RI; Lincoln town, RI; North Providence town, RI; North Smithfield town, RI; Pawtucket city, RI; Providence city, RI; Scituate town, RI; Smithfield town, RI; Woonsocket city, RI; Charlestown town, RI; Exeter town, RI; Narragansett town, RI; North Kingstown town, RI; Richmond town, RI; South Kingstown town, RI.

* 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 Providence-Fall River, RI-MA HUD Metro FMR Area