



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category Click for More Detail	Persons in Family							
			1	2	3	4	5	6	7	8
Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area	\$101,100	Very Low (50%) Income Limits (\$) Click for More Detail	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750
		Extremely Low Income Limits (\$)* Click for More Detail	21,250	24,300	27,350	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	56,650	64,750	72,850	80,900	87,400	93,850	100,350	106,850

NOTE: **Harris County** is part of the **Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area**, so all information presented here applies to all of the Houston-The Woodlands-Sugar Land, TX 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 Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area.

The **Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area** contains the following areas: Chambers County, TX; Fort Bend County, TX; Galveston County, TX; Harris County, TX; Liberty County, TX; Montgomery County, TX; and Waller County, TX.

* 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:

[FY2024 Median Family Income and Income Limits for Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area](#)

Select a different county or county equivalent in Texas:

- Hall County
- Hamilton County
- Hansford County
- Hardeman County
- Hardin County
- Harris County

[Select county or county equivalent](#)

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area

[Select HMFA Income Limits Area](#)

Or press below to start over and select a different state:

[Select a new state](#)

Prepared by the [Program Parameters and Research Division](#), HUD.