

TO: Virginia Housing Property Portfolio
FROM: Virginia Housing Rental Compliance & Asset Management Department
RE: 2026 Program Income & Rent Limits

The Program Income and Rent Limits Excel form has been updated to reflect the 2026 HUD-published income limits and is posted on the [Program Income Limits webpage](#).

The income and rent limits are provided for the Rental Housing loan programs. Income and rent limits are also included for the properties with Tax Credits as a resource only.

Owners of Tax Credit properties are responsible for ensuring compliance with income and rent limits and must annually review and confirm the published HUD income limits before implementing them to calculate the rent limits.

The Tax Credit, Multifamily Tax Subsidy Program (MTSP), HERA Special, National Non-Metropolitan Income Limits (NNMIL), and Average Income Test (AIT) income limits are posted on the [HUD User website](#).

The [Novogradac Rent and Income Limit Calculator](#) may also be used as a resource for the annual review of income and rent limits.

Please Note: HUD may update the income limits after the initial published date, which may affect program compliance.

The 2026 HUD Published Income Limits were published and effective on **May 1, 2026**. Project owners must implement the limits within 45 days. The new limits must be implemented and applied to all new move-ins and required annual recertifications by **June 15, 2026**.

Online Tenant Portal

The 2026 HUD published income limits are updated in the online Tenant Portal. Please email your assigned Compliance Officer or submit a Jira Service Ticket if you have any questions or concerns about the income limits in the online Tenant Portal.

Loan Program Income Limits

Virginia Housing uses the HUD published MTSP Income Limits to calculate the income and rent limits, as applicable for Virginia Housing Loan programs at 50%, 80%, 100%, 120%, and 150% AMI.

Virginia Housing's loan programs include Tax Exempt or Taxable Bond, Mixed-Use/Mixed-Income ("MUMI"), REACH, Special Initiatives Program (SIP), and SPARC financing. Upon initial occupancy, Virginia Housing's enabling legislation requires that a household's gross annual or adjusted annual income does not exceed the income limit(s) included in the Regulatory Loan Agreement.

Tax Credit Properties

The Low-Income Housing Tax Credit (LIHTC) program is administered by the Internal Revenue Service (IRS). Pursuant to an IRS revenue ruling, participating properties base their rents on the income limits that HUD is mandated to publish.

Average Income Test (AIT) Income Limits

The [Average Income Test Income Limits](#) from 20% to 80% Area Median Income (AMI) are included in a separate HUD table and is available on the [HUD User website](#).

National Non-Metropolitan Income Limits

Under the Housing and Economic Recovery Act (HERA-2008), Tax Credit properties located in rural areas may use the greater of the area median income or the national non-metropolitan median income.

The National Non-Metropolitan Median Income limit is \$84,700 and may be applied in any area with a lower median income, with confirmation on the [USDA Eligibility](#) website. Eligible areas are subject to change from year to year. Maintain the eligibility document in your property files annually for the compliance monitoring review.

National Non-Metropolitan Median Income source: [HUD Income Limits](#) are on the HUD User website for the current year. **Reference:** [Income Limits | HUD USER](#)

HERA Special Limit Areas for Projects Placed in Service Before 1/1/2009

Projects placed in service before 1/1/2009 are eligible to use the HERA Special Income Limits. The list of areas eligible for the HERA Special income limits changed in 2026. See the list below.

County Name	Metro Area Name
Frederick County	Winchester, VA-WV MSA
Harrisonburg City	Harrisonburg, VA MSA
Montgomery County	Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area
Radford City	Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area
Rockingham County	Harrisonburg, VA MSA
Winchester City	Winchester, VA-WV MSA

Rent Increases

Property owners are not required by HUD, the IRS, or Virginia Housing to raise rents based on updated income limit calculations. Incremental increases are easier for existing tenants to absorb than sudden, significant increases.

Contact your assigned Compliance Officer if you have any questions about the program income limits