

Invest Atlanta

**2026 HUD Multifamily Tax Subsidy Project (MTSP) Income Limits (WFH)
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$117,800**

Effective Date: May 1, 2026 Implementation Date: June 15, 2026

Income Limits for 2026 (Based on 2026 MTSP Income Limits)								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$24,750	\$28,290	\$31,830	\$35,340	\$38,190	\$41,010	\$43,830	\$46,650
40%	\$33,000	\$37,720	\$42,440	\$47,120	\$50,920	\$54,680	\$58,440	\$62,200
50%	\$41,250	\$47,150	\$53,050	\$58,900	\$63,650	\$68,350	\$73,050	\$77,750
60%	\$49,500	\$56,580	\$63,660	\$70,680	\$76,380	\$82,020	\$87,660	\$93,300
70%	\$57,750	\$66,010	\$74,270	\$82,460	\$89,110	\$95,690	\$102,270	\$108,850
80%	\$66,000	\$75,440	\$84,880	\$94,240	\$101,840	\$109,360	\$116,880	\$124,400
100%	\$82,500	\$94,300	\$106,100	\$117,800	\$127,300	\$136,700	\$146,100	\$155,500
115%	\$94,875	\$108,445	\$122,015	\$135,470	\$146,395	\$157,205	\$168,015	\$178,825
120%	\$99,000	\$113,160	\$127,320	\$141,360	\$152,760	\$164,040	\$175,320	\$186,600
*140%	\$115,500	\$132,020	\$148,540	\$164,920	\$178,220	\$191,380	\$204,540	\$217,700

***140% - This does not apply to the next-available unit (140% rule)**

Rent Limits for 2026 (Based on 2026 MTSP Income Limits not including Utility Allowances)					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Rent at 30%	\$618	\$663	\$795	\$919	\$1,025
Max Rent at 40%	\$825	\$884	\$1,061	\$1,225	\$1,367
Max Rent at 50%	\$1,031	\$1,105	\$1,326	\$1,531	\$1,708
Max Rent at 60%	\$1,237	\$1,326	\$1,591	\$1,838	\$2,050
Max Rent at 70%	\$1,443	\$1,547	\$1,856	\$2,144	\$2,392
Max Rent at 80%	\$1,650	\$1,768	\$2,122	\$2,451	\$2,734

2026 Homeownership Sale Price Maximums (Based on 2026 Income Limits)					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60%	\$148,500	\$159,120	\$190,980	\$220,590	\$246,060
Max Sale Price at 80%	\$198,000	\$212,160	\$254,640	\$294,120	\$328,080
Max Sale Price at 100%	\$247,500	\$265,200	\$318,300	\$367,650	\$410,100
Max Sale Price at 120%	\$297,000	\$318,240	\$381,960	\$441,180	\$492,120
Max Sale Price at 140%	\$346,500	\$371,280	\$445,620	\$514,710	\$574,140

****Disclaimer:****

This chart is intended for informational purposes to assist housing professionals who have a clear understanding of income and rent limits, as well as the requirements for each program. It does not determine individual eligibility for those seeking to qualify for and occupy low-income housing. The chart summarizes data from HUD; however, the determination of income limits is solely the responsibility of HUD. Invest Atlanta does not set rent or income limits.

Invest Atlanta calculates affordable rents for its purposes. Developers, owners, and management companies should not rely solely on our rent calculations. Please note that the maximum allowable rent limit does not include utilities, therefore utilities are to be included by management. All projects must implement the 2026 Income Limits and Rents by June 15, 2026.