FY 2026 Multifamily Tax Subsidy Project Income Limits Summary

New Castle County is part of the **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA**, so all information presented here applies to all of the **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA**.

HUD refers to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code (IRC) and low-income housing projects funded with tax credits authorized under section 42 of the IRC, as Multifamily Tax Subsidy Projects (MTSPs). MTSPs are subject to HUD-determined income limits.

For projects placed into service in Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA following publication of the FY2026 Income Limits: For minimum set-asides using the 20-50 test, use the 50 percent (very low) income limits in the table below; for the 40-60 test, use the 60 percent income limits below. All income limits shown in the following table are applicable in low-income housing credit projects that are using the income averaging test for compliance subsequent to the Consolidated Appropriations Act of 2018, Pub.L. No. 115-141, 132 Stat. 348 (SEC. 103.).

FY 2026 MTSP Income Limits									
FY 2026 MTSP Income Limit Area	**Income Limit Category**	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5 Person**	**6 Person**	**7 Person**	**8 Person**
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	80 Percent Income Limits	$68,720	$78,560	$88,400	$98,160	$106,080	$113,920	$121,760	$129,600
	70 Percent Income Limits	$60,130	$68,740	$77,350	$85,890	$92,820	$99,680	$106,540	$113,400
	60 Percent Income Limits	$51,540	$58,920	$66,300	$73,620	$79,560	$85,440	$91,320	$97,200
	50 Percent (Very Low Income Limits)	$42,950	$49,100	$55,250	$61,350	$66,300	$71,200	$76,100	$81,000
	40 Percent Income Limits	$34,360	$39,280	$44,200	$49,080	$53,040	$56,960	$60,880	$64,800
	30 Percent Income Limits	$25,770	$29,460	$33,150	$36,810	$39,780	$42,720	$45,660	$48,600
	20 Percent Income Limits	$17,180	$19,640	$22,100	$24,540	$26,520	$28,480	$30,440	$32,400

Since FY 2010, HUD has not allowed income limits to increase by the greater of five percent or twice the annual change in national median family income. Pursuant to Federal Register Notice FR-6436-N-01, for FY 2024 and beyond, HUD is modifying its income limit cap rule such that the ceiling can never exceed 10 percent. Since the MTSP Income limits are derived from the corresponding Section 8 Very low-income limits, they are subjected to the new income limit cap policy without further rounding.

For FY 2026, the two most recent years of national median family income data are from the American Community Survey (ACS) in 2023 and 2024, at $96,401 and $101,265. Twice the change in these values is 10.09%. Therefore, the ceiling is set at 10.00%.

MTSP Income Limits Calculator For Families With More Than 8 People

NOTE: Very low-income (50% Income Limits) calculations published by HUD are used as the basis for determining the full range of income limits for minimum set-aside tests. The following illustrates the calculation of additional limits:

80% limit: 160 percent or (80/50) of the income limit for a very low-income family of the same size.
70% limit: 140 percent or (70/50) of the income limit for a very low-income family of the same size.
60% limit: 120 percent or (60/50) of the income limit for a very low-income family of the same size.
50% limit: Equals the income limit for a very low-income family of the same size.
40% limit: 80 percent or (40/50) of the income limit for a very low-income family of the same size.
30% limit: 60 percent or (30/50) of the income limit for a very low-income family of the same size.
20% limit: 40 percent or (20/50) of the income limit for a very low-income family of the same size.

For HUD hold harmless impacted projects placed into service by December, 31, 2008:
Section 3009(a)(E)(ii) & (iii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) defines projects as a "HUD hold harmless impacted project" if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. A special set of income limits are required for any project located in counties or metropolitan statistical areas (MSAs) that were held harmless under the prior HUD Income Limit Hold Harmless policy with respect to its area median gross income. **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA was subject to HUD's Hold Harmless Policy in 2008.**

50 & 60 Percent HERA Special Income Limits Calculator For Families With More Than 8 People

However, for FY2026, the HERA Special limit is exceeded by the FY2026 Section 8 Income Limits and as a result, projects placed into service prior to December, 31, 2008 in Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA do not require the calculation of a special income limit.

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits

On or before 12/31/2008	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

NOTE: Official determinations of maximum income limits and all compliance issues are the purview of the State Housing Finance Agencies and the Internal Revenue Service. A list of state allocating agencies and their internet contact information is available here.

Official MTSP Income limits, available in pdf and excel formats at this link, may differ slightly from those calculated in the documentation system and should be used for ALL official purposes.

Underlined headings in both the IL table link to detailed documentation concerning the calculations of the parameters listed here.

Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.